

**PB# 05-13**

**Shady Dell  
(Sub.)**

**65-1-83.2**

TOWN OF NEW CANBOR  
PLANNING BOARD

APPROVED COPY

DATE 12-14-05

**LAW OFFICES**  
**WERNER & SAFFIOTI, LLP**

5031 ROUTE 9W  
AT INTERSTATE 84  
NEWBURGH, NEW YORK 12550

(845) 562-3500  
FAX (845) 562-3117  
FAX SERVICE NOT ACCEPTED

JEFFREY RUSSELL WERNER  
(NY, MD, D.C. BAR)

JOSEPH M. SAFFIOTI

MICHELLE ANDERSON

LOUIS WERNER  
1917-2000

December 5, 2005

Rosalie Cerialle  
3 Carpenter Road  
Rock Tavern, NY 12575

**Re: Shady Dell Subdivision, Private Road Maintenance Declaration**

Dear Rosalie:

Enclosed please find Private Road Maintenance Declaration & Drainage Easement with changes approved by the Town of New Windsor Planning Board.

I also enclose our bill for services.

Very truly yours,  
WERNER & SAFFIOTI, LLP

By: JEFFREY RUSSELL WERNER

JRW/rls

Enclosure(s)

cc: Andrew S. Krieger, Esq., Town of New Windsor Planning Board (via fax 562-2407)

**PRIVATE ROAD  
MAINTENANCE DECLARATION & DRAINAGE EASEMENT**

DECLARATION made this \_\_\_\_ day of \_\_\_\_\_, 2005 is intended to refer to a subdivision in the Town of New Windsor, County of Orange, State of New York of lands owned by Rosalie Cerialle, having an address of 3 Carpenter Road, Newburgh, New York, which property consists of lots designated as Lots No. 1, 2, 3, 4 and 5 on a subdivision map entitled "Shady Dell Subdivision," filed in the Office of the Orange County Clerk on \_\_\_\_\_ as Map No. \_\_\_\_\_; and

WHEREAS, located on said premises as shown on the hereinbefore referred to filed map and more particularly described in Schedule A attached hereto and made a part hereof is a Private Road to be used for purposes of residential ingress, egress and utilities to and from Mt. Airy Road by Lots 1, 2, 3, 4 and 5 and a storm water drainage easement on Lots 2 and 5 and more particularly described in Schedule B attached hereto and made a part hereof for the purpose of providing storm water drainage for the said Private Road; and

WHEREAS, it would be in the best interests of the present and future owners of said lots 1, 2, 3, 4 and 5 to have a declaration concerning the establishment and maintenance of said Private Road and the drainage easement; and

WHEREAS, the deeds to Lots 1, 2, 3, 4 and 5 will contain a reference to this Declaration whereby the owners of said lots will have a right of way for all ordinary purposes of ingress, egress and to place utilities over said Private Road to and from Mt. Airy Road; and

WHEREAS, it is in the best interest of the owners of lots 1, 2, 3, 4 and 5 to have a definition that sets forth the obligations to maintain the Private Road in a passable condition and to maintain the condition of the drainage easement and sets forth the financial obligation of said owners in connection with their respective contributions and



payment of the same relative to maintenance, repair and plowing of said Private Road and maintenance of the drainage easement; and

WHEREAS, it is the intent of the owner to record this Declaration and to make the provisions of this Declaration binding upon the present and future owners of the lots 1, 2, 3, 4 and 5 as set forth on the hereinbefore referred to map;

**IT IS HEREBY DECLARED AS FOLLOWS:**

1. The lot owners, their heirs, distributees, successors and assigns shall have the joint, equal and mutual right to use the private road as shown on the aforesaid subdivision map for the purposes of residential ingress, egress and to place utilities for their mutual convenience and benefit.

2. The cost of all maintenance of said private road and drainage easement shall be shared equally as herein set forth.

3. The word "maintenance" shall be defined as all costs and expenses in connection with said private road, including the cost of snow removal of two (2) or more inches accumulation, sweeping, surfacing, regravelling, filling in of holes of one (1) or more inches deep, repairing and all those items necessary so as to make it convenient and safe for the owners of the aforesaid lots to use said Private Road or as the Manager deems it necessary, and the cost of maintenance of the drainage easement.

4. The Manager shall have the duty to enter into such contracts on behalf of the lot owners as they may approve for maintenance and for emergencies and shall have the right to enforce said contracts and any liens they may create. The Lot owners shall share equally in the cost of maintenance of the private road and drainage easement as residences are constructed thereon.

5. On the Tuesday following Labor Day Monday, in every year, as long as the right-

of-way shall remain a private road, the owners shall meet to elect a Manager and to establish a budget and payment schedule for the coming year to maintain the road and drainage easement. Each lot owner shall pay his or her appropriate share within ten (10) days of the payment dates established by a majority vote of the lot owners. The initial Manager shall be Rosalie Ceriale, or her designee in writing, who shall continue to serve until a new Manager is elected or the right-of-way shall no longer remain a private road. Notice of any meeting shall be given by the Manager to the lot owners by regular first class mail at their mailing addresses at least ten (10) days prior to any meeting. The Manager shall serve until a successor is elected even if that is for more than one year.

6. In the event that any lot owner shall fail to pay his or her share of the maintenance charges within ten (10) days of the due date for the same, the lot owner shall be in default and shall be obligated to pay interest at the rate of twelve (12%) percent per annum on the unpaid charges, together with all expenses, including reasonable attorney's fees, incurred to collect same whether or not any legal proceeding is commenced. All sums payable pursuant to this Agreement shall constitute a lien affecting title to that lot.

7. All decisions for improvement and/or maintenance of the private road and drainage easement shall be made by a majority vote of the lot owners present who have received deeds. Proxies will not be acceptable. There shall be one vote per deed.


8. In addition to the foregoing, each lot owner agrees to indemnify and hold the other lot owners harmless from any and all liability for injury or damage when such injury or damage shall result from, arise out of, or be attributable to any maintenance or snow plowing conducted pursuant to this agreement.

9. The lot owners shall in any and all deeds which they make for lands fronting on said road or in any deeds for lands having rights of way over said driveway, bind the land so conveyed to pay its equal cost, as provided herein, of all future repairs, maintenance or improvement of said private road and drainage easement.

10. This Declaration shall be recorded and shall be deemed to be a covenant

running with the land and shall be binding upon all of the parties hereto and their heirs, distributees, successors and assigns.

Dated: December 8, 2006 ~~2005~~

  
ROSALIE CERIALE

#### ACKNOWLEDGMENT IN NEW YORK STATE

STATE OF NEW YORK, COUNTY OF ORANGE) ss.:

On December 8, 2005 before me, the undersigned, personally appeared ROSALIE CERIALE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

CATHERINE A. GREENE  
Notary Public, State of New York  
No. 01GR8105794  
Qualified in Orange County  
Commission Expires February 23, 2008

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/10/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 5-13

NAME: SHADY DELL SUBDIVISION PA2005-0086

APPLICANT: ROSALIE CERIALE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/14/2005	PLANS STAMPED	APPROVED
09/28/2005	P.B. APPEARANCE	SCHED PH
08/24/2005	P.B. APPEARANCE	CORRECT AND RETURN . STRAIGHTEN OUT COMMENTS WITH JOH MC DONALD - CORRECT . DRAINAGE - NAME ROAD AND NUMBERS - RETURN TO WORK SHOP
05/11/2005	P.B. APPEARANCE	RET. TO WORKSHOP . ADDRESS MARK'S COMMENTS - RETURN TO WORKSHOP - LOT #5 LOT . WIDTH NEEDS CORRECTION - NO EASEMENTS REQUIRED - PERC TESTS . TO BE WITNESSED BY MH&E

Map Number 973-05  
Section 65 Block 1 Lot 83.2 Town New Windsor Village

Title: Shady Dell

Dated: 9/6/2005 Filed: 12/20/2005

Approved by: James Petro Jr

on: Dec 14, 2005

Record Owner: Ceriale, Rosalie + Buck, Fre

DONNA L. BENSON  
Orange County Clerk

4 Sheets = \$40  
+ 2 extra 2  
\$42 total

RECORDED/FILED ORANGE COUNTY  
BOOK 02005 PAGE 0973  
12/20/2005 14:46:41  
FILE NUMBER 20050135284  
RECEIPT#513869 patti

DATE

12/16/2005

DONNA L. BENSON  
ORANGE COUNTY CLERK  
ORANGE COUNTY GOVERNMENT CENTER  
GOSHEN, NEW YORK 10924-1697  
(914) 291-3076

291-3084  
Danielle DeLara  
Shady Del Sub

NAME OF SUBDIVISION

MAP REQUIREMENTS WERE NOT MET UNDER SECT. 334 OF THE REAL PROPERTY & ORANGE COUNTY SUBDIVISION

AW:

SUBDIVISION MAP REJECTED FOR THE REASON(S) CHECKED BELOW:

PLANNING BOARD DATA:

- ☐ CLARITY OF STAMPS OR SIGNATURE MISSING.  
☐ EXPIRATION DATE EXPIRED OR INCOMPLETE.  
☐ MORE THAN ONE PLANNING BOARD APPROVAL NEEDED OR DOCUMENTED LETTER.  
☐ OTHER

SURVEYOR'S DATA:

- ☐ SEAL OR SIGNATURE OF SURVEYOR MISSING.  
☒ PRINT NOT CONSISTENT THROUGHOUT MAP.  
☒ LETTERING OR METES & BOUNDS TOO SMALL TO SCALE.  
☐ TAX MAP DESIGNATION MISSING OR INCOMPLETE.  
☐ SURVEYOR'S ACTUAL FIELD SURVEY & DATE OF COMPLETION MISSING.  
☐ OTHER

ENGINEER'S DATA:

- ☐ NO SEAL OR SIGNATURE OF ENGINEER.  
☐ NO ENGINEER'S CERTIFICATION ON WELL & SEPTIC-DESIGN.  
☐ IF SERVICED BY MUNICIPAL WATER & SEWERAGE; SHOULD BE STATED IN NOTES.  
☐ VACANT LOTS MUST SAY "NOT INTENDED FOR RESIDENTIAL USE" OR PRINT COMMERCIAL PROPERTY IN THE TITLE BLOCK.  
☐ DEPT. OF HEALTH SEAL & SIGNATURE APPROVAL NEEDED.  
☐ PRINT OF NOTES ON ENGINEER SHEET TOO SMALL TO SCALE FOR REPRODUCTION.  
☐ OTHER

FINANCIAL DATA: (PROOF OF PAID TAXES - PAID BILLS NOT ACCEPTABLE FOR FILING).

- ☐ CERTIFICATE FROM FINANCE DEPT. (COUNTY TAXES).  
☐ SCHOOL TAX CERTIFICATE DUE FROM DISTRICT.  
☐ VILLAGE TAX CERTIFICATE DUE.  
☐ REAL PROPERTY CERTIFICATE DUE. (SEPARATE FEE).

Sheet 1  
under seal  
nothing less than 8  
attached

PHOTOCOPY DEPARTMENT (COUNTY CLERK'S OFFICE). "ALL MYLARS MUST BE CLEAR".

- ☐ LEGIBILITY - ANY & ALL DETAILED INFORMATION SUCH AS METES & BOUNDS.  
☒ PRINT ON MAP SHEETS NOT CONSISTENT.  
☐ TOO LIGHT.  
☒ TOO DARK, MUDDY OR BLURRY.  
☒ PRINT OF METES, BOUNDS, OR NOTES TOO SMALL TO SCALE.  
☐ BACKGROUND OF MYLARS TOO DARK.

SOLUTELY NO CHANGES SHOULD BE MADE ON MAPS AFTER SIGNED & SEALED BY PLANNING BOARDS!

PLEASE KINDLY RETURN SLIP WHEN RE-FILING.

10/17

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/13/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 5-13

NAME: SHADY DELL SUBDIVISION PA2005-0086  
APPLICANT: ROSALIE CERIALE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/13/2005	2%OF66,234.00 INSP FEE	CHG	1324.68		
12/13/2005	REC. CK. #2299	PAID		1324.68	
			-----	-----	-----
		TOTAL:	1324.68	1324.68	0.00

12/19/05



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/13/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 5-13  
NAME: SHADY DELL SUBDIVISION PA2005-0086  
APPLICANT: ROSALIE CERIALE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/13/2005	4 LOT RECREATION FEE	CHG	8000.00		
12/13/2005	REC. CK. #2298	PAID		8000.00	
		TOTAL:	8000.00	8000.00	0.00

*Na*  
12/19/05



# TOWN OF NEW WINDSOR

## MINOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 75.00

ESCROW:

RESIDENTIAL:

\_\_\_\_\_ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ \_\_\_\_\_

\_\_\_\_\_ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ \_\_\_\_\_

COMMERCIAL:

\_\_\_\_\_ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ \_\_\_\_\_

\_\_\_\_\_ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ \_\_\_\_\_

TOTAL ESCROW DUE: \$ \_\_\_\_\_

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 100.00

PRELIMINARY PLAT APPROVAL \$ 150.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 120.00

FINAL PLAT SECTION FEE \$ ~~100.00~~

TOTAL APPROVAL FEES: \$ 370.00

RECREATION FEES:

4 LOTS @ <sup>2,000.00</sup>~~\$1,500.00~~ / LOT \$ 8,000.00

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ \_\_\_\_\_

P.B. ENGINEER FEE \$ \_\_\_\_\_

P.B. ATTY. FEE \$ \_\_\_\_\_

MINUTES OF MEETING \$ \_\_\_\_\_

OTHER \$ \_\_\_\_\_

TOTAL DEDUCTION: \$ \_\_\_\_\_

REFUND: \$ \_\_\_\_\_

AMOUNT DUE: \$ \_\_\_\_\_

PERFORMANCE BOND AMOUNT \$ \_\_\_\_\_

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ \_\_\_\_\_

4% PUBLIC IMPROVEMENTS \$ \_\_\_\_\_

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR FLASHING BOARD (Chargeable to Applicant)

TOWN: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 13

FOR WORK DONE PRIOR TO: 12/13/2005

TASK-NO	FEC	DATE	TRAM	EMPL	ACT DESCRIPTION	RATE	ERS.	TIME	EXP.	BILLED	BALANCE
5-13	265829	03/02/05	TIME	MJE	WS DOCK SUB	99.00	0.40	39.60			
5-13	272898	04/20/05	TIME	MJE	WS DOCK SUB	99.00	0.40	39.60			
5-13	275552	05/10/05	TIME	MJE	MC SHADY DELL SUB	99.00	0.50	49.50			
5-13	280154	05/24/05	TIME	MM	FI SHADY DEL PERCE	99.00	4.00	396.00			
5-13	280160	05/25/05	TIME	MM	FI SHADY DEL PERCE	99.00	0.50	49.50			
5-13	281158	06/15/05	TIME	MJE	WS SHADY DELL DOCK SUB	99.00	0.40	39.60			
5-13	284169	06/27/05	TIME	MM	FI SHADY DEL PERCE/DEEP	99.00	2.50	247.50			
								861.30			
5-13	281816	06/22/05			BILL 05-833					-613.80	
										-613.80	
5-13	286107	07/20/05	TIME	MJE	WS SHADY DELL SUB	99.00	0.40	39.60			
5-13	286919	07/21/05	TIME	MM	MR SHADY DELL SWPPP	99.00	0.50	49.50			
5-13	290259	08/17/05	TIME	MJE	WS SHADY DELL SUB	99.00	0.50	49.50			
5-13	291436	08/24/05	TIME	MJE	MR SHADY DELL SUB	99.00	0.50	49.50			
								188.10			
5-13	287957	08/03/05			BILL 05-1042					-336.60	
										-336.60	
5-13	293385	09/07/05	TIME	MJE	WS SHADY DELL SUB	99.00	0.40	39.60			
5-13	294365	09/13/05	TIME	MJE	MC SHADY DELL SUB	99.00	0.60	59.40			
5-13	295823	09/21/05	TIME	MJE	WS SHADY DELL	99.00	0.40	39.60			
5-13	296935	09/27/05	TIME	MJE	MR SHADY DELL SUB	99.00	0.70	69.30			
								207.90			
5-13	294232	09/15/05			BILL 05-1258					-138.60	
										-138.60	
5-13	303547	11/09/05	TIME	MJE	MR SHADY DELL SUB	99.00	0.50	49.50			
5-13	302355	11/09/05	TIME	MJE	MM SHADY DELL Cond APPL	99.00	0.10	9.90			
5-13	305470	11/21/05	TIME	MJE	MC MR SHADY DELL OK	99.00	0.30	29.70			
								89.10			
5-13	302252	11/09/05			BILL 05-1526					-168.30	
										-168.30	
					TASK TOTAL			1346.40	0.00	-1257.30	89.10
					GRAND TOTAL			1346.40	0.00	-1257.30	89.10

MYA



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

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e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**

mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

100-3

**TOWN/ VILLAGE OF:** New Windsor **P/B APP. NO.:** \_\_\_\_\_

**WORK SESSION DATE:** 2 March 2005 **PROJECT:** NEW X OLD \_\_\_\_\_

**REAPPEARANCE AT W/S REQUESTED:** yes **RESUB. REQ'D:** full later

**PROJECT NAME:** Fred Buck (Shady Dell) Sub

**REPRESENTATIVES PRESENT:** Fred B. & P/C

**MUNICIPAL REPS PRESENT:**

BLDG INSP.	_____	FIRE INSP.	_____
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

**ITEMS DISCUSSED:** Mt. Airy Rd.

- Margaret H. is doing survey + maps etc.
- 4 new lots + exist farm lot.
- 5<sup>th</sup> lot > 5A
- he says R-3 - wrong #, needs 80k
- ck all bulk valves.
- in water dist? (ck)
- he says no sewer avail (ck)
- drive water main to fire hydrant &
- feasible for P/C.
- Percs - witnessed → coord w/ BMM.
- very conceptual.
- add drainage outlet + ease for 1/2

**STND CHECKLIST:**

DRAINAGE	_____	<b>PROJECT TYPE</b>
DUMPSTER	_____	SITE PLAN
SCREENING	_____	SPEC PERMIT
LIGHTING (Streetlights)	_____	L L CHG.
LANDSCAPING	_____	<u>SUBDIVISION</u>
BLACKTOP	_____	OTHER
ROADWAYS	_____	
APPROVAL BOX	_____	
<b>PROJECT STATUS:</b>		
ZBA Referral:	<u>X</u> <u>Y</u> <u>N</u>	
Ready For Meeting	<u>Y</u> <u>Y</u> <u>N</u>	
Recommended Mtg Date	_____	

TOO EARLY



RESULTS OF P.B. MEETING OF: November 9, 2005

PROJECT: Shady Well Sub- Public Hearing P.B. # 05-13

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y\_\_\_\_N\_\_\_\_

M) A S) M<sub>N</sub> VOTE: A 5 N 0

TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

CARRIED: Y ☒ N ☐

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

**PUBLIC HEARING:**                      **WAIVED:** \_\_\_\_\_                      **CLOSED:** ✓

M) A S) S VOTE: AY NO SCHEDULE P.H.: Y     N    

SEND TO O.C. PLANNING: Y\_\_\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)\_\_\_\_ S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_

RETURN TO WORK SHOP: Y N

**APPROVAL:**

M) A S) 5 VOTE: A 5 N 0 APPROVED: 11-9-05

NEED NEW PLANS: Y\_\_\_ N ☒

**CONDITIONS – NOTES:**

Don Overing: Spoke regarding excess water and ponds  
Private Road Maint. Bond  
Cost Estimate for Road  
Highway Approval- Paperwork



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

**TO: HIGHWAY DEPARTMENT**

**P.B. FILE #05-13      DATE RECEIVED: \_\_\_\_\_      TAX MAP #**

**PLEASE RETURN COMPLETED FORM TO MYRA**

**BY: a.s.a.p. TO BE ON AGENDA FOR THE \_\_\_\_\_ PLANNING BOARD MEETING.**

**THE MAPS AND/OR PLANS FOR:**

### SHADY DELL SUBDIVISION

Applicant or Project Name

**SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_**

**HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:**

☒ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by \_\_\_\_\_

11/10/05  
date



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SHADY DELL (BUCK) MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF MT. AIRY ROAD  
SECTION 65 - BLOCK 1 - LOT 83.2  
**PROJECT NUMBER:** 05-13  
**DATE:** 9 NOVEMBER 2005  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 22.2 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 11 MAY 2005, 24 AUGUST 2005, 14 SEPTEMBER 2005 AND 28 SEPTEMBER 2005 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

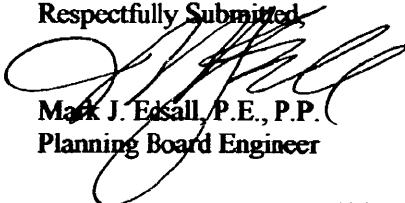
1. The property is located in the R-3 zoning district of the Town. The bulk table on the plan is complete and reflects the correct "required" values.

As previously noted, all requested corrections to the plans have been made. In addition, our office has reviewed the SWPPP submitted and takes no exception. We have no outstanding comments.

If any concerns are noted as part of the public hearing, we will be pleased to review same, as deemed appropriate by the Board.

2. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
3. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section 252-27 (A) (8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
4. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, for review by the Attorney for the Town.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

**REGIONAL OFFICES**

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

September 14, 2005

7

REGULAR\_ITEMS:

---

SHADY\_DELL\_SUBDIVISION\_(05-13)

---

MR. PETRO: Shadl Dell subdivision is canceled by the applicant. Let the record show that the second alternate, Mr. Gallagher, has showed up.

August 24, 2005

10

SHADY\_DELL\_SUBDIVISION\_(05-13)

---

Mr. Fred Buck appeared before the board for this proposal.

MR. PETRO: Proposed four lot residential subdivision.

MR. BUCK: Paul's gonna sit because of his bum leg. We're proposing four lot subdivision and we had a thought that it was just very simple straightforward and we got a couple of letters here as we came in this evening which I'd like to address. The first one from the fire department states that the cul-de-sac does not have 100 foot pavement nor 120 foot right-of-way and clearly on the plan it states 100 foot pavement, 120 foot right-of-way, the note that we got today was dated May 13, these plans have all been completely redone and right here on the plan it shows radius 50 feet or 60 feet for the right-of-ways and 60 feet for the right-of-ways.

MR. PETRO: Mark, do you see that?

MR. EDSALL: I'm sorry, I was just going over something with the Highway Superintendent.

MR. SCHLESINGER: Who's that letter from?

MR. BUCK: Mr. McDonald.

MR. PETRO: Mr. Kroll, why don't you come up so you can, because we're going to ask you about your comments being that you're here. Fran, let the minutes show that the Highway Superintendent, Mr. Kroll, is attending the meeting and is going to assist us on this application. Mark, while you're looking at that, let's go over to the highway, highway here says there appears to be a substantial sight distance problem in the western direction towards Dean Hill Road, sight distance study from the engineers will be required and



the entrance needs to be flagged for further review by the Highway Department. So with that, why don't you bring us up to date?

MR. KROLL: There's a knoll in the road that you're familiar with cutting the sight distance down.

MR. BUCK: We were discussing it earlier as I came in and again, this is an issue that was brought up as I came in here, this has been on the board since April, this is the first we've heard of a sight distance situation. All of it was programmed without any reference to a sight distance, so we have a solution, a very quick solution that we've come up with in the last 20 minutes just standing here mulling over how do we get around if there's a substantial sight distance upon this, this is a 4 lot subdivision, and there's a private driveway here that goes back to the fifth lot, we are right now proposing 4 lots dropping off into this private road, there's a driveway right here, entry to Mt. Airy Road, if we were to use this driveway to sister, have this driveway dump where that driveway is we can enter the other three lots off this road.

MR. PETRO: It's a private road to the cul-de-sac, is that right?

MR. BUCK: Private road to the cul-de-sac, we have to bend it so it doesn't dump here coming out here.

MR. PETRO: You can't have a driveway?

MR. KROLL: That would be a private road from, and the back lot would be a driveway coming off the private road.

MR. PETRO: So you obviously looked at this?

MR. KROLL: I looked at it and the point is you could improve the sight distance greatly if you put it to the

crest of the hill, we have to check it though to make sure and by putting an extra driveway in you're not increasing the number of driveways or entrances to the road, just shifting them.

MR. PETRO: Okay, so that would eliminate the knoll and eliminate the sight distance problem is what you're saying, is there already a driveway coming out on that side?

MR. BUCK: Right on top of the knoll.

MR. PETRO: The property's located in an R-4 zone district of the Town, the bulk table on the plan is complete and reflects the correct required values. Lot configuration had been revised in compliance for each lot which would necessitate the irregular shape of lot number 5. Representatives of our office witnessed the perc deep tests, the information is on the plan, the plan appears consistent with the data recorded and we just discussed the driveways.

MR. BUCK: There's one other thing about the roadway that came from the fire department said that there was no scaling or no width of the proposed private road and that in fact is also printed right on the plan, I believe it's 24 foot width, so all the things from the fire department are in fact taken care of.

MR. PETRO: Well, I still have disapproved from fire, so you're going to have to go back to fire and find out exactly what he wants, I know he looked at the new plan, he still has it disapproved for some reason.

MR. BUCK: I'm only going by the reasons he wrote down which are not the reasons that are here.

MR. PETRO: He can show you tomorrow I guess, you may have corrected something he hasn't seen also which is possible. The storm water provisions have been

indicated for a private road, roadside swales indicated but no collection at the cul-de-sac, it should be further discussed with the applicant. So what are you going to do inside the cul-de-sac itself?

MR. BUCK: Inside the cul-de-sac there's a, this water runs right down this property line to this culvert that's been here on this property here, that's pre-existing.

MR. PETRO: Are you saying that's sheet flowing down from the cul-de-sac down across the lot into the swale?

MR. BUCK: From whatever would be in the cul-de-sac, this again is the flattened area right here.

MR. EDSALL: The problem is, Mr. Chairman, the slope is, it's not excessively steep, but constant slope from Mt. Airy down. What happens when you get to the throat of the cul-de-sac is if you don't have a collection point, normally we have two catch basins and take it via pipe to the discharge, the water is going to, is not going to run around the cul-de-sac to get to that outlet, it's going to end up having an obstruction, run across the cul-de-sac which is starts to create a little bit of a safety problem. So historically even on private roads we try to get the water redirected from the cul-de-sac to the outlet with a pipe.

MR. PETRO: From the other side of it you mean in other words it's going to ice up if it gets cold and have ponding?

MR. EDSALL: On a steady slope the water will run in a straight direction but the way it is here it has to stop and go around, it's not going to do that, not without a lot of maintenance, but if the road design is changing we'll have to look.

MR. PETRO: You're changing it somewhat.

MR. BUCK: Road design is going to be changing now because of the plan.

MR. EDSALL: So we'll look at it.

MR. BABCOCK: What I had talked to Mr. Buck earlier before the meeting is that if we can get him to come up on top of the hill I think the sight distance is going to be much better if he reconfigures it and we get this one house with a driveway out to Mt. Airy Road I think the Highway Superintendent said we can look at it, sounds like it would work. The only issue that we have is that I'm not sure that their private road profile says that all driveways must come out on a private road, so we have to, we'll have to get by that somehow if that's what it says, I don't have it with me.

MR. KROLL: All driveways have to come out on a private road, it would work out that way.

MR. EDSALL: If that's the case, you can take what's shown as lot 4 and have a rear driveway and then just create an easement over to the private road and it would still have legal frontage on Mt. Airy Road which will make it acceptable zoning wise, it would just access the private road.

MR. BABCOCK: Be a longer driveway if we can't get to do that so this way you don't lose a lot.

MR. KROLL: Well, the cul-de-sac can almost stay where it is.

MR. BABCOCK: Separate entrance to Mt. Airy is going to move up to the top of the hill.

MR. PETRO: All right, still two separate things we're talking about, you're going to, you still have to work on the drainage in the cul-de-sac, sounds like you have

to have a catch basin to remove part of it on one side. Is that what you're saying?

MR. BABCOCK: Yes.

MR. BUCK: Under the way it's designed at this time coming from the crest of the hill running down if it's coming here and running parallel across probably is going to be one side.

MR. EDSALL: It might make it simpler if you moved it, we can look at that.

MR. PETRO: We're not going to design it, so you design, come back with it and make sure it works. 9-1-1 policy of the Town will be required that you assign a street number and 9-1-1 numbering, preliminary stage and subdivision review. You're going to have to do that, if it's a private road you still have to give it a name.

MR. BUCK: It won't be Petro Lane.

MR. PETRO: I don't want Petro Lane. You'll have to coordinate that though with the 9-1-1 coordination probably John McDonald, right?

MR. BABCOCK: Yeah, his office.

MR. PETRO: Make sure there's no duplicate names, make sure you don't pick a name, put it on there, they come back and say it's no good, you can't use Union Avenue.

MR. EDSALL: There's a couple of them already.

MR. PETRO: Planning board should consider authorizing a mandatory public hearing for this major subdivision as required under Section 257-13(a) of the subdivision regulations. How many lots is it?

MR. BUCK: Four.

MR. EDSALL: It's five lots.

MR. BUCK: Five with the existing lot that's there.

MR. PETRO: But if he's coming off the other road it wouldn't be a major subdivision.

MR. EDSALL: Right now it's one lot, correct?

MR. BUCK: One house, one lot.

MR. EDSALL: And you're proposing five therefore it's a five lot subdivision.

MR. BUCK: Proposing to put four on it.

MR. BABCOCK: Four additional.

MR. EDSALL: If you have one lot and you want to split it into two, it's not a one lot subdivision, it's a two lot subdivision.

MR. PETRO: I understand that he's coming off the cul-de-sac with only four but now he's putting one out.

MR. EDSALL: The house isn't on a separate lot, is it?

MR. BUCK: What house?

MR. EDSALL: The existing house.

MR. BUCK: Not right this second, no, it would be with this approval.

MR. PETRO: Maybe he should do the subdivision first and then subdivide the four lots, just subdivide that piece, I mean, I don't know if it will save you any time.

MR. EDSALL: Going to have to have two applications then.

MR. PETRO: Better off just this way send it out to Orange County.

MR. EDSALL: Doesn't go to the County.

MR. PETRO: Department of Health.

MR. BABCOCK: No.

MR. PETRO: It's minor, okay, have the public hearing, we're going to have it anyway, really doesn't matter, they can call it whatever they want.

MR. BABCOCK: It may have to go to the County, Mr. Chairman, he's saying it's five lots.

MR. EDSALL: Where I'm confused is the drafting shows dark lines for the four lots around the cul-de-sac and shows a light line on the outside. Now I was confused as to whether or not the building lot already existed and just being a lot line change and four lot subdivision you're telling me right now in total it's only one lot?

MR. BUCK: Just one parcel.

MR. PETRO: Why don't you do this, why don't you send it to the County, what is it, 30 days, send it there, he's going to have a public hearing.

MR. EDSALL: If it's five residential lots, it has to go to the County Health Department which is not 30 days, I can guarantee that.

MR. BABCOCK: The other thing, Mr. Chairman, really can't send the plan until we get the road relocated and

in the right spot.

MR. PETRO: Are you going to determine then the Health Department or not?

MR. EDSALL: If it's five new lots it has to go to the Health Department.

MR. PETRO: Even though the house is on the fifth lot, it's still creating a new lot.

MR. EDSALL: The fifth lot is more than five acres?

MR. BUCK: It's 12.

MR. EDSALL: He'd still go to--

MR. BUCK: Fifth lot will be 12.

MR. EDSALL: As long as the fifth lot is more than five acres then it has to go to the public hearing here cause it's a major subdivision, but it's not a realty subdivision under the state law, so the Health Department doesn't have to look at it.

MR. PETRO: Just going to have our public hearing here okay and that's it. Thank you.





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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JAMES M. FARR, P.E. (NY & PA)

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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** SHADY DELL (BUCK) MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF MT. AIRY ROAD  
SECTION 65 – BLOCK 1 – LOT 83.2  
**PROJECT NUMBER:** 05-13  
**DATE:** 24 AUGUST 2005  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 22.2 +/-  
ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS.  
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 11 MAY 2005  
PLANNING BOARD MEETING.

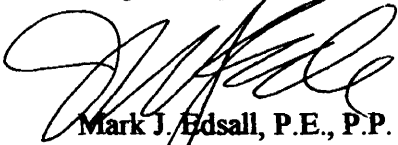
1. The property is located in the R-3 zoning district of the Town. The bulk table on the plan is complete and reflects the correct "required" values. The lot configuration has been revised to result in compliance for each lot, which necessitated the irregular shape for lot #5.
2. I have reviewed the submittal and have the following comments:
  - Representatives of our office witnessed the perc/deep tests. The information shown on the plan appears consistent with the recorded data.
  - The Design Basis table perc rates are inconsistent with the Data to the right on the same sheet. Design Basis and sizing should be corrected on final plan submitted.
  - The driveway access restriction should also be a restrictive covenant in the deeds of record.
  - I previously asked that stormwater provisions be indicated for the private road. A roadside swale is indicated, but no collection at the cul-de-sac. This should be further discussed with the applicant.
  - As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

**REGIONAL OFFICES**

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

3. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Section 257-13 (A) of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW05-13-24Aug055.doc

**Construction Cost Estimate For:**  
**Roadway - Shady Dell**  
**Drive**

Category	Item	Unit Cost PerFoot	Quantity	Cost
Site	Roadway Construction - 498 liner feet * 3" Mixed in place or penetration Macadam pavement either with double surface treatment  *15" R.O.B. Gravel or approved shale foundation course  * Compacted subgrade	\$ 133.00	498	\$66,234.00
			<u>Total</u>	<u>\$66,234.00</u>

*\$ 1324.68*

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SHADY DELL SUBDIVISION

MR. PETRO: Shady Dell Subdivision on Mount Airy Road by Mr. Cuomo and Mr. Buck. Proposed four lot residential subdivision. The application proposes the subdivision of the 22.2-acre parcel into five single family residential lots. The plan was previously reviewed at the 11 May 2005, 24 August 2005, 14 September 2005, 28 September 2005, Planning Board meetings. The application is before the Board for a public hearing at this meeting. The property is located in an R-3 zoning district of the town. The bulk table on the plan is complete and reflects the correct required values. As previously noted all requested corrections to the plans have been made. In addition, our offices reviewed the SWPPP submitted and takes no exception. We have no outstanding comments. I guess this is a sewer and water prevention plan?

MR. EDSALL: Yes.

MR. PETRO: And what we're going to do, let's see, over here we have fire approval on 9/27/2005. I'll open it up to the applicant. Just briefly we've seen this enough times where you're going to get a Christmas card. Tell us very quickly again what you're doing and then I'm going to open it up to the public.

MR. BABCOCK: Mr. Chairman, we're going to need the gentlemen to announce the name for the stenographer.

MR. PETRO: I did it when they came up. It's Paul Cuomo and Fred Buck.

MR. BUCK: Gentlemen, basically this is a five lot subdivision. The fifth lot being the existing lot.

MR. PETRO: Four new lots?

MR. BUCK: Yes, four new lots with a total of five. Private road with a cul-de-sac and it is in the R3 district. Kind of simple. Makes it straightforward.

MR. PETRO: Everything there is fine. How about all the separations on the well and septic?

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MR. EDSALL: Everything looks fine, Mr. Chairman.

MR. PETRO: Let's not waste time. On the 25th day of October 2005 15 addressed envelopes containing the public hearing notice were mailed. If someone is here to speak for or against, just make a comment on this application, come forward, be recognized by the chair and state your concern.

MR. DOERING: My name is Don Doering.

MR. PETRO: Doering with the motorcycle place down the road?

MR. DOERING: It's a relative.

MR. PETRO: That's probably why you look familiar. It was awhile ago, my father owned the golf course right around the corner.

MR. DOERING: That's where I learned to play a lot of golf. I lost a lot of balls.

MR. PETRO: A quarter a piece I got for those balls.

MR. DOERING: My questions are -- my only concerns about this project are about the wetlands. I know from looking at the plans that there's a pond back there. What's going to happen with that, is that going to be left alone?

MR. BUCK: Yeah, that's got nothing to do with the subdivision. It's in the fifth lot. It's the fifth lot where the farm is. It stays as is.

MR. DOERING: I don't know the terrain that well, it's basically a field, but through part of the edge of it it seems like some water flows through there and I was wondering what's going to happen with that?

MR. BUCK: In which field?

MR. DOERING: Pointing at the map there's some kind of an --

MR. CUOMO: Let him point it out.

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MR. BUCK: Where the subdivision is going there's no water.

MR. DOERING: Oh, okay.

MR. BUCK: That is my property and that's the pond in the back.

MR. DOERING: This doesn't -- this lot is partly on this here.

MR. BUCK: That's the next stonewall.

MR. DOERING: No water flowing?

MR. BUCK: Not through here. That's on this property over here.

MR. DOERING: That's up on the side of the hill.

MR. BUCK: That's on the Lennon Property right here.

MR. DOERING: Right here.

MR. PETRO: Speak loud enough.

MR. BUCK: Drainage goes in just like that.

MR. DOERING: Nothing touches your land?

MR. BUCK: Absolutely not.

MR. DOERING: That was the only question I had because, about the wetlands. I saw that hole. If that water is flowing in there it has nothing to do --

MR. PETRO: You're forward of that, it's on the remaining lands.

MR. DOERING: That's the question I had.

MR. PETRO: Anyone else?

MR. ARGENIO: No other hands shown, Mr. Chairman, I make a motion that we close the public hearing.

MR. SCHLESINGER: Second.

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MR. PETRO: Motion made and seconded that the New Windsor Planning Board close the public hearing for Shady Dell Buck Major Subdivision off Mount Airy Road. Any further comments from the Board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time I open it up back to the Board for any further comment. If you could turn that back around, Fred? Motion for neg dec?

MR. ARGENIO: I make a motion we declare a negative dec under the SEQRA process.

MR. MINUTA: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a neg dec under the SEQRA process for the Shady Dell Buck Major subdivision off Mount Airy Road. Any further discussion from the Board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: The applicant will be required to submit a private road completion bond per the requirements of Section 252-27A of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for renewal and approval would go to Mark -- to Myra, I'm sorry. The applicant should also submit a draft copy of the private road maintenance in recordable form for review by the attorney for the Town. Mark, do you have anything else on this? Do you feel we cannot

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move forward?

MR. EDSALL: I believe you can and those two could be conditions.

MR. ARGENIO: Subject to the two items that the chairman just read into the minutes I'd like to make a motion -- I'd like to make a motion for final approval for Shady Dell subdivision.

MR. SCHLESINGER: Second.

MR. PETRO: Motion granted for final approval to Shady Dell Buck Major Subdivision on Mount Airy Road with the subject to as I read in about three minutes ago. And the applicant agrees to those conditions, correct?

MR. BUCK: The document is here, I have that. And the bond, I guess we get with Mr. Edsall?

MR. PETRO: Myra. Any further comment from the Board members?

MR. MASON: Mr. Chairman, I just have one, there was an issue with sight distance at one time. Has that been --

MR. BUCK: That's been taken care of.

MR. MASON: I can't quite read the print anymore, so. That's all I have.

MR. PETRO: The highway superintendent, Mr. Kroll, said it is fine just the way it is. But we should have something better in the file than this. Fred, we need something from Mr. Kroll. Myra said she's going to get it. You should follow-up also that this is approved. We have a verbal.

MR. BUCK: Okay.

MR. PETRO: We have a verbal with the Planning Board secretary. And we know that it's fine, but I want something to be in the file because if somebody looks four years from now, we don't see anything, we could all be gone.



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MR. BUCK: That was for the sight distance?

MR. PETRO: Correct. Just approval in general.

MR. BUCK: Okay.

MR. PETRO: From the highway superintendent.

MR. BUCK: Got it.

MR. PETRO: So I guess that will be your third subject to. Anything else? Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

**Town of New Windsor**  
**PLANNING BOARD**

**PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on NOVEMBER 9, 2005 at 7:30 P.M. on the approval of the proposed Subdivision for SHADY DELL - MT. AIRY ROAD (05-13)

Located at MT. AIRY ROAD - NEW WINDSOR, NY (Tax Map #Section 65, Block 1, Lot 83.2). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: October 05, 2005

BY ORDER OF  
TOWN OF NEW WINDSOR PLANNING BOARD  
JAMES R. PETRO, JR., CHAIRMAN

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Day of

2005

Notary Public, Orange County

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NOTARY PUBLIC FOR THE STATE  
OF NEW YORK, ORANGE COUNTY  
OATH / SIGNATURE IS ON FILE  
COMMISSION EXPIRES 11/29/2005**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/09/2005

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 5-13

NAME: SHADY DELL SUBDIVISION PA2005-0086

APPLICANT: ROSALIE CERIALE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	09/09/2005	MUNICIPAL HIGHWAY	/ /	
REV2	09/09/2005	MUNICIPAL WATER	/ /	
REV2	09/09/2005	MUNICIPAL SEWER	/ /	
REV2	09/09/2005	MUNICIPAL FIRE	09/27/2005	APPROVED
REV2	09/09/2005	NYSDOT	/ /	
REV1	08/22/2005	MUNICIPAL HIGHWAY	08/24/2005	DISAPPROVED
		. THERE APPEARS TO BE A SUBSTANTIAL SIGHT DISTANCE PROBLEM IN		
		. THE WESTERN DIRECTION TOWARDS DEAN HILL ROAD. A SIGHT		
		. DISTANCE STUDY FROM THE ENGINEERS WILL BE REQUIRED AND THE		
		. ENTRANCE NEEDS TO BE FLAGGED FOR FURTHER REVIEW BY THE		
		. HIGHWAY DEPARTMENT.		
REV1	08/22/2005	MUNICIPAL WATER	09/09/2005	SUPERSEDED BY REV
REV1	08/22/2005	MUNICIPAL SEWER	09/09/2005	SUPERSEDED BY REV
REV1	08/22/2005	MUNICIPAL FIRE	08/24/2005	DISAPPROVED
		. ALL PRIOR CORRECTIONS HAVE NOT BEEN MADE TO PLAN		
REV1	08/22/2005	NYSDOT	09/09/2005	SUPERSEDED BY REV
ORIG	05/09/2005	MUNICIPAL HIGHWAY	08/22/2005	SUPERSEDED BY REV
ORIG	05/09/2005	MUNICIPAL WATER	08/22/2005	SUPERSEDED BY REV
ORIG	05/09/2005	MUNICIPAL SEWER	08/22/2005	SUPERSEDED BY REV
ORIG	05/09/2005	MUNICIPAL FIRE	05/11/2005	DISAPPROVED
		. CUL-DE-SAC DOES NOT MEET CODE. 120 FT. RIGHT OF WAY DIAMETE		
		. AND 100 FT. PAVEMENT. CANNOT DETERMINE PRIVATE ROAD WIDTH		
		. -NO SCALE		
ORIG	05/09/2005	NYSDOT	08/22/2005	SUPERSEDED BY REV

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/09/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-13

NAME: SHADY DELL SUBDIVISION PA2005-0086  
APPLICANT: ROSALIE CERIALE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/09/2005	EAF SUBMITTED	05/09/2005	WITH APPLIC
ORIG	05/09/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/09/2005	LEAD AGENCY DECLARED	05/11/2005	TOOK LA
ORIG	05/09/2005	DECLARATION (POS/NEG)	/ /	
ORIG	05/09/2005	SCHEDULE PUBLIC HEARING	09/28/2005	SCHED PH
ORIG	05/09/2005	PUBLIC HEARING HELD	/ /	
ORIG	05/09/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	05/09/2005	PRELIMINARY APPROVAL	/ /	
ORIG	05/09/2005		/ /	
ORIG	05/09/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/09/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 5-13

NAME: SHADY DELL SUBDIVISION PA2005-0086  
APPLICANT: ROSALIE CERIALE

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

09/28/2005 P.B. APPEARANCE SCHED PH

08/24/2005 P.B. APPEARANCE CORRECT AND RETURN  
. STRAIGHTEN OUT COMMENTS WITH JOH MC DONALD - CORRECT  
. DRAINAGE - NAME ROAD AND NUMBERS - RETURN TO WORK SHOP

05/11/2005 P.B. APPEARANCE RET. TO WORKSHOP  
. ADDRESS MARK'S COMMENTS - RETURN TO WORKSHOP - LOT #5 LOT  
. WIDTH NEEDS CORRECTION - NO EASEMENTS REQUIRED - PERC TESTS  
. TO BE WITNESSED BY MH&E



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SHADY DELL (BUCK) MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF MT. AIRY ROAD  
SECTION 65 – BLOCK 1 – LOT 83.2  
**PROJECT NUMBER:** 05-13  
**DATE:** 28 SEPTEMBER 2005  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 22.2 +/-  
ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS.  
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 11 MAY 2005,  
24 AUGUST 2005 AND 14 SEPTEMBER 2005 PLANNING BOARD  
MEETINGS.

1. The property is located in the R-3 zoning district of the Town. The bulk table on the plan is complete and reflects the correct "required" values.

The applicant's consultants have modified the plans in a manner that compliance is now obtained. All other corrections requested have been included on these revised plans.

2. The plans are now ready for the mandatory Public Hearing (Major Subdivision).

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st

NW05-13-28Sept05.doc

**REGIONAL OFFICES**

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



PROJECT: Shady Dell Subdivision P.B. # 05-13

**NEGATIVE DEC:**

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

M) MN S) G VOTE: A 5 NO SCHEDULE P.H.: Y ☒ N ☐

SEND TO DEPT. OF TRANSPORTATION: Y

RETURN TO WORK SHOP: Y\_\_N\_\_

## NEED NEW PLANS: Y\_\_\_\_N\_\_\_\_

[illegible]



-----X

**SHADY DELL P. B. #05-13**

# AFFIDAVIT OF SERVICE BY MAIL

**JENNIFER MEAD**  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/ 2006

## **LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **NOVEMBER 9, 2005** at 7:30 P.M. on the approval of the proposed Subdivision for **SHADY DELL - MT. AIRY ROAD (05-13)**

Located at **MT. AIRY ROAD - NEW WINDSOR, NY** (Tax Map #Section **65**, Block **1**, Lot **83.2**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: 10-05-2005

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

October 5, 2005

Fred Buck  
Shady Dell Subdivision  
P.O. Box 151  
Echo Road  
Burlingham, NY 12722

Re: 65-1-83.2

PB#: 05-13

Dear Mr. Buck:

According to our records, the attached list of property owners are across the street or abutting to the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Planning Board

George J Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

54-1-22.2  
Harold Baxter, Jr.  
354 Mt. Airy Road  
New Windsor, NY 12553

65-1-75.1  
Anna Marie Reinhard  
Edward Doering  
P.O. Box 473  
Vails Gate, NY 12584

65-1-83.1  
Bruce & Cynthia Lubkeman  
417 Mt. Airy Road  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Mark J Edsall, P.E.  
McGoey & Hauser Consulting Engineers  
33 Airport Center Drive – Suite 202  
New Windsor, NY 12553

54-1-25.22  
Timothy & Laurie Holtan  
365 Mt. Airy Road  
New Windsor, NY 12553

65-1-75.2  
Estate of Anna Gillick  
442 Mt. Airy Road  
New Windsor, NY 12553

65-1-85  
Sesame Estates, Inc.  
440 Washington Street  
Orange, NJ 07050

Andrew Krieger, Esq.  
219 Quassaick Avenue  
New Windsor, NY 12553

54-1-22.1  
Henry & Luann Kroll  
335 Mt. Airy Road  
New Windsor, NY 12553

65-1-74  
Gerald & Catherine Doering  
448 Mt. Airy Road  
New Windsor, NY 12553

65-1-82  
Peter & Ada Collins  
409 Mt. Airy Road  
New Windsor, NY 12553

65-1-86  
I & P Associates  
440 Washington Street  
Orange, NJ 07050

# TOWN OF NEW WINDSOR

## REQUEST FOR NOTIFICATION LIST

DATE: 10-04-05 PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # 05-13

APPLICANT NAME: FRED BUCK

PERSON TO NOTIFY TO PICK UP LIST:

FRED BUCK (SHADY DELL SUBDIVISION)  
P.O. BOX 151 - ECHO ROAD  
BURLINGHAM, NY 12722

TELEPHONE: 591-3477 CELL OR 592-0900 OR 567-6648

TAX MAP NUMBER:	SEC. <u>65</u>	BLOCK <u>1</u>	LOT <u>83.2</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	B LOCK _____	LOT _____

PROPERTY LOCATION: MT. AIRY ROAD  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) \_\_\_\_\_

AGRICULTURAL DISTRICT:  
 (ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
 OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 2147

TOTAL CHARGES: \_\_\_\_\_



PROJECT: Shady Dell Subdivision P.B. # 05-13

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_

CARRIED: Y N

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y ☒ N \_\_\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

RETURN TO WORK SHOP: Y\_\_N\_\_

## NEED NEW PLANS: Y N

Straighten out comments with John McDonald  
Correct drainage  
Need Road Name + Numbers for E911



RESULTS OF P.B. MEETING OF: May 11, 2005

PROJECT: Shady Dell Sub. P.B. # 05-13



**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y      N       
TAKE LEAD AGENCY: Y ✓ N     

M)      S)      VOTE: A      N       
CARRIED: Y      N     

M) A S) 5 VOTE: A 5 N 0  
CARRIED: Y ✓ N     

**PUBLIC HEARING:** WAIVED:      CLOSED:     

M)      S)      VOTE: A      N      SCHEDULE P.H.: Y      N     

SEND TO O.C. PLANNING: Y       
SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:     

NEED NEW PLANS: Y      N     

**CONDITIONS - NOTES:**

<u>Address Mack's comments</u>
<u>Return to Work Shop</u>
<u>Lot #5 Lot width needs correction</u>
<u>No easements required</u>
<u>Witness perc tests -</u>

SHADY\_DELL\_SUBDIVISION\_(05-13)

---

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 22.2 acre parcel into five single family residential lots, plans were reviewed on a concept basis only, property is in an R-3 zone district of the Town, the bulk table of the plan is complete and reflects current required values. Wow, a winner. Each lot appears to comply with the requirements with the exception of the following concerns, lot width for number 3, correct lot width values for all lots, lot number 1 front yard value indicated in the bulk table, correct lot width values for all lots. Why do you have that wrong, Paul?

MR. CUOMO: That was at the last workshop, everything has been corrected. We corrected that.

MR. PETRO: Before I go through all this, tell us what you want to do there.

MR. CUOMO: Well, basically, what this is is a previous farmland.

MR. PETRO: Where is your site location?

MR. CUOMO: Mt. Airy Road, up in the end of Mt. Airy Road, basically a farm and what we're going to do here is 4 lot subdivision and you can see the overall here.

MR. PETRO: Do you have an existing house already?

MR. CUOMO: We have an existing house in the back here, farmhouse, original farmhouse, but in the front here we have divided up into four lots, I have a better map of that. Here's a blowup of what we're doing on here and we have attempted to follow all the zoning.



MR. PETRO: Doing all the lots with septic and well?

MR. CUOMO: Oh, no, no, we'll get into that, we're going to have septic, our septic turned out very well but we're going to have, we're going to hook up to the Town water as we're in a water district and we're going to as you can see we're going to have four water lines coming down into the main water line in the front of the project.

MR. PETRO: Each house is going to have their own water tap down to the main?

MR. CUOMO: Yes, sir, that way we're not expanding the water district or anything like that, we're just tapping into what we've got.

MR. PETRO: Why is your cul-de-sac 60 foot radius on one side and 50 on the other, which one is it?

MR. CUOMO: Sixty on one side.

MR. EDSALL: One looks to be to the right-of-way and one is the pavement. Tough to read cause the lines are light.

MR. PETRO: Right-of-way is bigger than the property line.

MR. CUOMO: We don't anticipate any--

MR. PETRO: You're not crossing any wetlands, nothing to do with wetlands on this application?

MR. CUOMO: No and we don't have any lights.

MR. PETRO: Creating any setback problems with any of your signs at all? Looks like everything is in the envelope.

May 11, 2005

22

MR. CUOMO: Yeah.

MR. PETRO: What's the smallest lot size?

MR. CUOMO: 81,675.

MR. ARGENIO: Mark, the 100 percent expansion of the septic areas, is that standard nowadays or is it 50?

MR. EDSALL: It's normally 50.

MR. ARGENIO: Why is it 100?

MR. CUOMO: We just do it designer's choice.

MR. EDSALL: Probably just being conservative.

MR. CUOMO: We're being conservative.

MR. ARGENIO: Well, in that area of Town there's always a perc issue of some sort or another.

MR. CUOMO: We got good percs out there.

MR. PETRO: Did we do lead agency? Motion for lead agency.

MR. ARGENIO: I'll make the motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Shady Dell major subdivision off Mt. Airy Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON

AYE

May 11, 2005

23

MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. SCHLESINGER: House in the back has access off Mt. Airy existing?

MR. CUOMO: Yes.

MR. PETRO: There's about seven or eight bullets from Mark that I think you should go over. Conceptually, does anybody have a problem with the layout?

MR. ARGENIO: No.

MR. PETRO: I think it's pretty straightforward, it's rather a small subdivision.

MR. EDSALL: Paul, one other comment which I apparently looked at the wrong number on your lot width, I asked you to check all the lot widths cause they seem to be measured incorrectly, but lot 5 needs to meet the 175, not the 125, so that one's coming up a little short as well, so you need to make sure that's made conforming, the big one.

MR. BABCOCK: It's got to have 175 foot at the front yard setback line.

MR. PETRO: All the water line paths are going down the road or they're going directly on the property that the homeowner owns?

MR. CUOMO: Right.

MR. PETRO: So there's no easements?

MR. CUOMO: No, easements no.

May 11, 2005

24

MR. PETRO: Front two go directly out and the other ones are going down the road?

MR. CUOMO: Right.

MR. PETRO: That's fine. You have to have the perc tests witnessed. I was going to ask you that earlier and I guess they haven't been. Who did them, yourself?

MR. CUOMO: Yeah, we did them.

MR. PETRO: You have to call Mark's office, tells you where to call and who to ask for and they have to witness them so there's no problem later on.

MR. CUOMO: We've done that before, we're used to that.

MR. PETRO: The rest are self-explanatory so take this with you, take a copy of it, go over it. Conceptually, the plan looks fine. Thank you.

MR. CUOMO: Thank you.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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**MAIN OFFICE**

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WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** SHADY DELL (BUCK) MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF MT. AIRY ROAD  
SECTION 65 – BLOCK 1 – LOT 83.2  
**PROJECT NUMBER:** 05-13  
**DATE:** 11 MAY 2005  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 22.2 +/-  
ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS.  
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-3 zoning district of the Town. The bulk table on the plan is complete and reflects the correct "required" values. Each lot appears to comply with the requirements, with the exception of the following concerns:
  - Lot width for Lot #3 (appears inadequate)
  - Correct Lot width values for all lots.
  - Lot #1 front yard value indicated in bulk table.
2. I have reviewed the submittal and have the following initial comments:
  - The plans must be signed and sealed by the Licensed Surveyor, who must also certify to the accuracy of the boundary survey and the bulk table values.
  - The plan should include metes and bounds for the lot division lines.
  - We have not witnessed the perc tests. The applicant should schedule a field review with Brendan Masterson of our office.
  - The plan should include a note which restricts access for lots 1 & 4 as from the Private Road only (no direct access to Mt. Airy Road to be permitted). This restriction should also be in a restrictive covenant in the deeds of record.

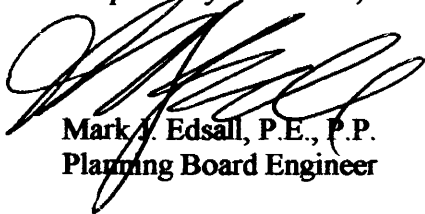
**REGIONAL OFFICES**

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- Plan should more clearly depict property lines and easement lines. (correct drafting pen "weight")
- A private road profile and construction detail should be provided.
- Stormwater provisions should be indicated for the private road.
- A Soil Erosion & Sediment Control plan should be prepared .
- A SWPPP should be submitted.

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW05-13-11May055.doc

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 5-13  
NAME: SHADY DELL SUBDIVISION PA2005-0086  
APPLICANT: ROSALIE CERIALE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/25/2005	REC. CK. #1849 (BUCK)	PAID		800.00	
		TOTAL:	0.00	800.00	-800.00

*Rec'd*  
*5/12/05*  
*h*

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#427-2005**

05/10/2005

Ceriale, Rosalie T. #05-13

Received \$ 75.00 for Planning Board Fees, on 05/10/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

05 - 13

WORK SESSION DATE:

7 Sept 05

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

new plans

PROJECT NAME:

Shady Dell Subdiv

REPRESENTATIVES PRESENT:

PVC

MUNICIPAL REPS PRESENT:

BLDG INSP.  
ENGINEER  
P/B CHMN

X

FIRE INSP.  
PLANNER  
OTHER

ITEMS DISCUSSED:

Mt. Airy.

STND CHECKLIST:

PROJECT  
TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

(Streetlights)

SUBDIVISION

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date

next  
avail



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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e-mail: mhepa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: OT-13  
WORK SESSION DATE: 21 Sept 05 PROJECT: NEW OLD X  
REAPPEARANCE AT W/S REQUESTED: NO RESUB. REQ'D: new plans  
PROJECT NAME: Shady Dell  
REPRESENTATIVES PRESENT: John Buck/PC  
MUNICIPAL REPS PRESENT: BLDG INSP. X FIRE INSP. \_\_\_\_\_  
ENGINEER \_\_\_\_\_ PLANNER \_\_\_\_\_  
P/B CHMN \_\_\_\_\_ OTHER \_\_\_\_\_

**ITEMS DISCUSSED:**

- call out detail as  
P/R scale det  
> 5% 14 reg.

**STND CHECKLIST:**

DRAINAGE \_\_\_\_\_  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

**PROJECT**  
**TYPE**

SITE PLAN  
SPEC PERMIT  
L L CHG.  
SUBDIVISION  
OTHER

**PROJECT STATUS:**

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date ASAP  
next avail

427 Mt. Airy Rd

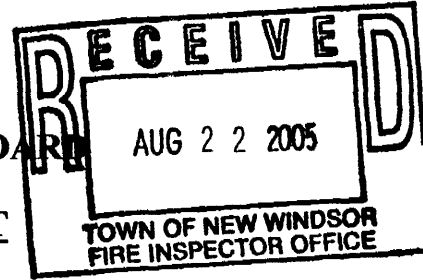


# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

## PROJECT REVIEW SHEET



TO: **E 911 COORDINATOR**

P.B. FILE #05-13      DATE RECEIVED: 08-22-05      TAX MAP #65-1-83.2

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 8-24-05 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

### SHADY DELL SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ **DISAPPROVED:**

Notes: Outstanding items from May 13, 2005  
NOT corrected.

Signature: \_\_\_\_\_

Reviewed by \_\_\_\_\_

date \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: FIRE INSPECTOR

P.B. FILE #05-13 DATE RECEIVED: 08-22-05 TAX MAP #65-1-83.2

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 8-24-05 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

### SHADY DELL SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: SPOKE TO FRED BUCK + Clarified outstanding  
items listed in previous Review dated  
May 13, 2005

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by

date

[Signature] 8/25/05

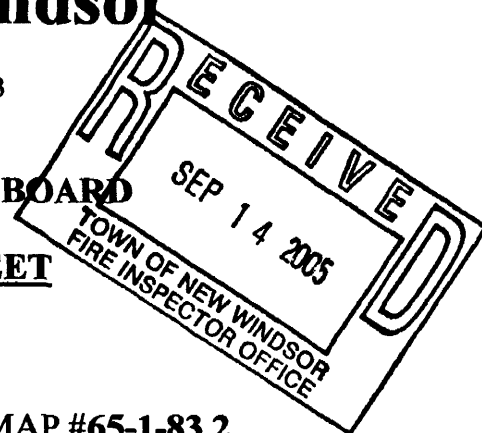


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New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET



TO: **FIRE INSPECTOR**

P.B. FILE #05-13      DATE RECEIVED: 09-09-05      TAX MAP #65-1-83.2

PLEASE RETURN COMPLETED FORM TO MYRA

BY: A.S.A.P. TO BE ON AGENDA FOR THE 09-14-05 PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

### SHADY DELL SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes:

*Deficiencies Corrected*

☐ **DISAPPROVED:**

Notes:

Signature:

Reviewed by

date

*9/20/05*

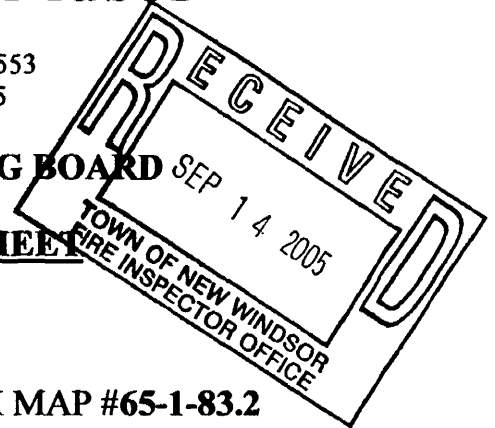


# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET



TO: **E 911 COORDINATOR**

P.B. FILE #05-13      DATE RECEIVED: 09-09-05      TAX MAP #65-1-83.2

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 09-14-05 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

### SHADY DELL SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



APPROVED:

Notes:

*Deficiencies Corrected*



DISAPPROVED:

Notes:

Signature:

Reviewed by

date

*[Signature]*

*9/20/05*

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** James Petro, Planning Board Chairman

**FROM:** John McDonald, Dept. Head



**SUBJECT:** PB-05-13  
SBL: 65-1-83.2  
Shady Dell Sub. Div.  
Mt. Airy Rd.

**DATE:** May 13, 2005

**Fire Prevention Reference Number: FPS-05-020**

A review of the above referenced subdivision plan has been conducted and found to be unacceptable for the following reasons:

- 1- Cul De Sac does not meet code. 120 feet rightway diameter & 100 feet pavement 256-26 C
- 2- Can not determine private road width – no scale



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD **RECEIVED**

## PROJECT REVIEW SHEET

AUG 23 2005

TO: **HIGHWAY DEPARTMENT**

N.W. **HIGHWAY DEPT.**

P.B. FILE #05-13

DATE RECEIVED: 08-22-05 TAX MAP #65-1-83.2

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 8-24-05 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

### SHADY DELL SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ **DISAPPROVED:**

Notes: There appears to be a substantial sight distance problem in the western  
direction towards Dean Hill Road. A sight distance study from the engineers will  
be required and the entrance needs to be flagged for further review by the  
Highway Department.

Signature: *Henry J. Keall* 8/22/05  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York

(845) 567-3100

e-mail: mheny@mhepc.c

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18

(570) 296-2765

e-mail: mhpa@mhepc.c

**Writer's E-mail Addr**

mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

OT 13

WORK SESSION DATE:

Aug 17, 2005

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D:

new plan

PROJECT NAME:

Shady Dell Sth.

REPRESENTATIVES PRESENT:

PVC / Fred

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

X

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERM

SCREENING

L L CHG.

LIGHTING

(Streetlights)

LANDSCAPING

SUBDIVIS

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

Y X N

Ready For Meeting

X Y N

Recommended Mtg Date

next one



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 125  
(845) 567-3100  
e-mail: mhenry@mhepc.com

☐ Regional Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

05-13

WORK SESSION DATE:

15 June 2005

PROJECT: NEW

OLD

X

REAPPEARANCE AT W/S REQUESTED:

Yes

RESUB. REQ'D:

later

PROJECT NAME:

Shady Dell-

REPRESENTATIVES PRESENT:

Fred Buck (PVC on vac)

MUNICIPAL REPS PRESENT:

BLDG INSP.  
ENGINEER  
P/B CHMN

X

FIRE INSP.  
PLANNER  
OTHER

ITEMS DISCUSSED:

- Lot 3 + Lot 5
- Darken P/R Row line
- SWPPP
- P/R detail MG
- LS sign/seal
- deep test were witnessed?

PLANS  
STILE  
W/ KING

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

Y

N

Ready For Meeting

Y

X (N) ←

Recommended Mtg Date



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

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Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**

mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

WORK SESSION DATE:

20 April 2005

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D: ☒ Rel App

PROJECT NAME:

Fred Buck (Sch)

REPRESENTATIVES PRESENT:

Fred B + PVC

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

☒

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

Mt Airy Rd

add new lot area

grade 40/80

get lot 5 width to 175

cul-de-sac 120/100'

to center of

show 4x W/S svcs.

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

☐ Y ☒ N

Ready For Meeting

☐ Y ☐ N

Recommended Mtg Date

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Telephone: (845) 563-4615

Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

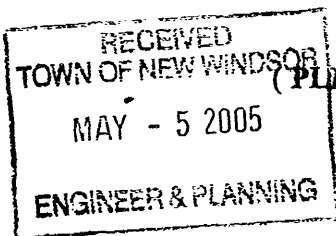
Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 65 Block 1 Lot 83.2

BUILDING DEPARTMENT PERMIT NUMBER PA 2005 - 0086

1. Name of Project Shady Dell Sub
2. Owner of Record Rosalie Ceriale Phone 845-567-6648  
Address: 3 Carpenter Road Rock Tavern New York 125  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Rosalie Ceriale Phone 845-567-6648  
Address: 3 Carpenter Road Rock Tavern New York 12575  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Cuomo Engineering Phone 845-567-1177  
Address: Stewart International Airport New Windsor N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney Werner & Saffioti LLP Phone 845-562-3500  
Address: 5031 US Route 9W Newburgh New York 12550  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
Cuomo Engineering 845-567-1177 845-567-9145  
(Name) (Phone) (fax)
7. Project Location: On the North side of Mt. Airy Rd  
(Direction) (Street)
8. Project Data: Acreage 22.2180 Zone R3 School Dist. 7

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-13

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☐

\*This information can be verified in the Assessor's Office.

\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Residential,  
22.2180 acres, 4 lots

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒  
12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

25 DAY OF April 2005

Rosalie Ciriale  
(OWNER'S SIGNATURE)

[Signature]  
(AGENT'S SIGNATURE)

THERESA DESTEFANO  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01DE6013494  
Commission Expires September 21, 2006  
NOTARY PUBLIC

FRED E. BUCK  
Please Print Agent's Name as Signed

\*\*\*\*\*  
TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

ROSALIE CERIALE, deposes and says that he resides  
(OWNER)

at 3 CARPEN TER Road, Rock Tavern in the County of ORANGE  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 65 Block 1 Lot 832)  
designation number (Sec. 65 Block 1 Lot 832) which is the premises described in  
the foregoing application and that he designates:

FRED BUCK 427 Mt ARY Road New Windsor NY  
(Agent Name & Address)

CUOMO ENGINEERING Stewart Artest New Windsor NY  
(Name & Address of Professional Representative of Owner and/or Agent)

as ~~his~~ <sup>her</sup> agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

**\*\*** Rosalie Ceriale  
Owner's Signature (MUST BE NOTARIZED)

25 DAY OF April 2005  
Theresa DeStefano  
THERESA DESTEFANO  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01DE6013494  
Commission Expires September 21, 2006  
NOTARY PUBLIC

[Signature]  
Agent's Signature (If Applicable)

Paul V. Cuomo  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Rosalie Cerialle, 3 Carpenter Road  
Rock Tavern, N.Y. 12575

2. Description of proposed project and its locations:

Residential, 22.2180 acres,  
4 lots

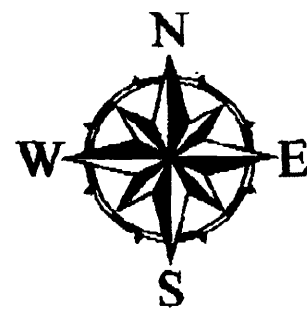
3. Name and address of any owner of land within the Agricultural District:

Henry & Luann Kroll  
Mt Airy Road, New Windsor New York 12553

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

Henry & Luann Kroll  
Mt Airy Road, New Windsor New York 12553

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

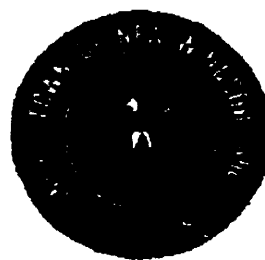


Ag District  
MAP

**OFFICIALS**

**Town Supervisor**


Councilperson  
Councilperson  
Councilperson  
Councilperson  
Superintendent  
Town Clerk  
Receiver of Taxes





**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
  - \* 2. ☒ Name and address of Owner.
  3. ☒ Subdivision name and location
  4. ☒ Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORN  
OF THE PLAN) for use by Planning Board in affixing Stamp of Appr  
(ON ALL PAGES OF SUBDIVISION PLAN)
- SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
  6. ☒ Location Map at a scale of 1" = 2,000 ft.
  7. ☒ Zoning table showing what is required in the particular zone and what applica  
proposing.
  8. NA ☒ Show zoning boundary if any portion of proposed subdivision is within or  
adjacent to a different zone.
  9. ☒ Date of plat preparation and/or date of any plat revisions.
  10. ☒ Scale the plat is drawn to and North arrow.
  11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan
  12. ☒ Surveyor's certificate.
  13. NA ☒ Surveyor's seal and signature.
  14. ☒ Name of adjoining owners.
  15. NA ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC  
requirements.
  - \* 16. NA ☒ Flood land boundaries.
  17. ☒ A note stating that the septic system for each lot is to be designed by a licensed  
professional before a building permit can be issued.

18. ☒ Final notes and bounds.
19. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ☒ Include existing or proposed easements.
21. ☒ Right-of-way widths.
22. ☒ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ☒ Lot area (in square feet for each lot less than 2 acres).
24. ☒ Number the lots including residual lot.
25. ☒ Show any existing waterways.
- \*26. ☒ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ☒ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. ☒ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. ☒ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. ☒ Provide A septic system design notes as required by the Town of New Windsor.
32. ☒ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ☒ Indicate percentage and direction of grade.
34. ☒ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. ☒ NA Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE

BY: Paul V. Hornsby, P.E.

Licensed Professional

Date 4/27/05

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

2001 BSA  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*Not in Flood Zone*

*Paul V. Brown*

**State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:**    ☒ Part 1    ☐ Part 2    ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

A Conditioned Negative Declaration is only valid for Unlisted Actions.

Shay Dell Subdivision Plan (5 Lot Subdivision)  
Name of Action

Town of New Windsor Planning Board  
Name of Lead Agency

Mr. Petro  
Print or Type Name of Responsible Officer in Lead Agency

Chairman of Planning Board  
Title of Responsible Officer

April 28, 2005  
Date

**PART 1 - PROJECT INFORMATION**  
**Prepared by Project Sponsor**

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <b>Shay Dell Subdivision Plan (5 Lot Subdivision)</b>		
LOCATION OF ACTION <b>427 Mount Airy Road</b>		
NAME OF APPLICANT/SPONSOR <b>Rosalie Ceriale</b>		BUSINESS TELEPHONE <b>845 - 567 - 6648</b>
ADDRESS <b>3 Carpenter Road</b>		
CITY/PO <b>Rock Tavern (New Windsor)</b>	STATE <b>NY</b>	ZIP CODE <b>12575</b>
NAME OF OWNER (if different) <b>Same as above</b>		BUSINESS TELEPHONE <b>Same as above</b>
ADDRESS <b>Same as above</b>		
CITY/PO <b>Same as above</b>	STATE	ZIP CODE
DESCRIPTION OF ACTION <b>Five (5) Lot residential subdivision located in the Town of New Windsor, off of Mount Airy Road, in Orange County, New York.</b>		

**Please Complete Each Question - Indicate N.A. if not applicable.**

**A. Site Description**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential ☒ Rural (non-farm)  
☐ Forest ☐ Agricultural ☐ Other

2. Total acreage of project area: 22.2180 (+/-) acres

**APPROXIMATE ACREAGE**

Meadow or Brushland (Non-Agricultural)

**PRESENTLY**

**AFTER COMPLETION**

Forested

Agricultural (includes orchards, cropland, pasture, etc.)

Wetland (freshwater or tidal as per Articles 24, 25 of ECL)

Water Surface Area

Unvegetated (rock, earth fill)

Roads, buildings and other paved surfaces

Other (Indicate type)

20.2380 acres

19.6080 acres

0 acres

0 acres

0 acres

0 acres

0 acres

0 acres

1.7 acres

1.7 acres

0 acres

0 acres

0.28 (+/-) acres

0.63 (+/-) acres

0 acres

0 acres

3. What is predominant soil type(s) on project site: Fine Sand

- a. Soil drainage: ☒ Well drained 100% of site ☐ Moderately well drained \_\_\_\_\_ % of site  
☐ Poorly drained \_\_\_\_\_ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N.A. acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?

☐ Yes ☒ No

- a. What is depth to bedrock? Unknown feet

5. Approximate percentage of proposed project site with slopes: ☐ 0-10% 65 ☐ 10-15% 20 %  
☐ 15% or greater 15 %
6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? > 12 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No  
According to \_\_\_\_\_  
Identify each species: \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) ☐ Yes ☒ No  
Describe: \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: ☐ Yes ☒ No
14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No
15. Streams within or contiguous to the project area: N.A.  
a. Name of Stream and name of River to which it is tributary: N.A.
16. Lakes, ponds, wetland areas within or contiguous to project area: Pond  
a. Name: No name b. Size (in acres): 1.7(+/-)
17. Is the site served by existing public utilities? ☐ Yes ☒ No  
a. If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☒ No  
b. If Yes, will improvements be necessary to allow connection? ☐ Yes ☒ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous waste? ☐ Yes ☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor: 22.2180(+/-) acres.
  - Project acreage to be developed: 7.86(+/-) acres initially; 7.86(+/-) acres ultimately.
  - Project acreage to remain undeveloped: 14.858(+/-) acres.
  - Length of project in miles: N.A. (if appropriate).
  - If the project is an expansion, indicate percent of expansion proposed: 2.82 %.
  - Number of off-street parking spaces existing: 5 proposed: 13.
  - Maximum vehicular trips generated per hour: 8 *peak* (upon project completion).
  - If residential, number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>X</u>   |            |                 |             |
| Ultimately | <u>X</u>   |            |                 |             |
- Dimensions (in feet) of largest proposed structure: 2 story height; 32 (+/-) ft width; 54 (+/-) ft length.
  - Linear feet of frontage along a public thoroughfare project will occupy is: 230 (+/-) feet.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site: 0 cubic yards.
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No
- a. If Yes, for what intended purpose is site being reclaimed? use on site
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 (+/-) acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site? ☐ Yes ☒ No
6. If single-phase project, anticipated period of construction: 24 months (including demolition).
7. If multi-phased: N.A. months
- a. Total number of phases anticipated: \_\_\_\_\_ (number).
- b. Anticipated date of commencement of phase one: \_\_\_\_\_ month, \_\_\_\_\_ year.
- c. Approximate completion date of final phase: \_\_\_\_\_ month, \_\_\_\_\_ year.
- d. Is phase one functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated - during construction: 30; after project is complete: 0.
10. Number of jobs eliminated by this project: None.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No  
If Yes, explain: \_\_\_\_\_
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: N.A.  
Name of water body into which effluent will be discharged: \_\_\_\_\_
13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No
14. Will surface area of an existing body of water increase or decrease by proposal? ☐ Yes ☒ No  
If Yes, explain: \_\_\_\_\_
15. Is project or any portion of project located in a 100-year floodplain? ☐ Yes ☒ No
16. Will project generate solid waste? ☐ Yes ☒ No
- a. If Yes, what is the amount per month? \_\_\_\_\_ tons
- b. If Yes, will an existing solid waste facility be used? ☐ Yes ☒ No
- c. If Yes, give name: \_\_\_\_\_; location: \_\_\_\_\_
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No  
If Yes, explain: \_\_\_\_\_
17. Will project involve the disposal of solid waste? ☒ Yes ☐ No
- a. If Yes, what is the anticipated rate of disposal? .45 tons/month
- b. If Yes, what is the anticipated site life? Unknown Years
18. Will project use herbicides and pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No  
If Yes, indicate type(s): \_\_\_\_\_
22. If water supply is from wells, indicate pumping capacity: >5 gallons/minute
23. Total anticipated water usage per day: 2,080 gallons/day
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No  
If Yes, explain: \_\_\_\_\_



25. Approvals Required:

City, Town, Village, Board

☐ Yes ☒ No

City, Town, Village, Planning Board

☒ Yes ☐ No

City, Town Zoning Board

☐ Yes ☒ No

City, County Health Department

☐ Yes ☒ No

Other Local Agencies

☒ Yes ☐ No

Other Regional Agencies (D.C. Planning)

☐ Yes ☒ No

State Agencies

☐ Yes ☒ No

Federal Agencies

☐ Yes ☒ No

Type

Submittal

Subdivision Plan

4/29/05

Town Highway

4/29/05

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No  
If Yes, indicate decision required:  
☐ zoning amendment    ☐ zoning variance    ☐ special use permit    ☒ subdivision    ☐ site plan  
☐ new/revision of master plan    ☐ resource management plan    ☐ other
2. What is the zoning classification(s) of the site? R3
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
5,659 (+/-) s.f. building footprint
4. What is the proposed zoning of the site? N.A.
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N.A.
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land uses and zoning classifications within one-quarter mile?  
Uses: Residential & Farmland, Zoning: R3 & AR
8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? ☒ Yes ☐ No
9. If the proposed action is a subdivision of land, how many lots are proposed? 5 lots  
What is the minimum lot size proposed? 80,000 sq. ft.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No  
a. If Yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
12. Will proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No  
a. If yes, is the existing road network adequate to handle the additional traffic? ☒ Yes ☐ No

**D. INFORMATION DETAILS**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. VERIFICATION**

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: Cuomo Engineering

Date: 4/29/05

Signature: Paul V. Cuomo agent for Applicant

Title: Applicant's Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



05-13



I HEREBY CERTIFY THAT THIS IS THE RESULT OF AN ACTUAL FIELD SURVEY PREPARED BY MYSELF ON MARCH 31, 2005 AND IS CERTIFIED TO BE TRUE AND CORRECT AS SHOWN HEREON.

MARGARET M. HILLRIEGEL, L.S.

372 OREGON TRAIL  
PINE BUSH, NEW YORK 12566

SEAL

UNAUTHORIZED ALTERATION OF ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION TO SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

### DESIGN BASIS:

LOT #1  
1. NO. OF BEDROOMS - 4  
2. DAILY FLOW - 520 G.P.D.  
3. SEPTIC TANK CAPACITY - 1,250 GAL.  
4. STABILIZED PERCOLATION RATE - 5MIN/INCH  
5. L.F. ABSORPTION FIELD - 216 L.F. REQ'D  
360 L.F. PROV'D

PERCOLATION DATA: APRIL 21, 2005  
PH1 - 29' DEEP  
R1 227 - 228 1MIN/INCH  
R2 229 - 231 2MIN/INCH  
R3 232 - 235 3MIN/INCH  
R4 236 - 239 3MIN/INCH  
R5 240 - 243 3MIN/INCH  
PH2 - 31' DEEP  
R1 439 - 442 3MIN/INCH  
R2 443 - 447 4MIN/INCH  
R3 448 - 452 4MIN/INCH  
R4 453 - 458 5MIN/INCH  
R5 459 - 504 5MIN/INCH

DEEP PIT DATA: APRIL 26, 2005  
DP1 - 7'-0" DEEP  
0' - 6" TOPSOIL  
6'-84" BROWN SAND W/ SILT  
NO BEDROCK OR GROUNDWATER ENCOUNTERED  
DP2 - 7'-0" DEEP  
0' - 4" TOPSOIL  
8'-84" BROWN SAND W/ SILT  
NO BEDROCK OR GROUNDWATER ENCOUNTERED

LOT #2  
1. NO. OF BEDROOMS - 4  
2. DAILY FLOW - 520 G.P.D.  
3. SEPTIC TANK CAPACITY - 1,250 GAL.  
4. STABILIZED PERCOLATION RATE - 7MIN/INCH  
5. L.F. ABSORPTION FIELD - 260 L.F. REQ'D  
360 L.F. PROV'D

PERCOLATION DATA: APRIL 21, 2005  
PH1 - 28' DEEP  
R1 1025 - 1028 3MIN/INCH  
R2 1029 - 1033 4MIN/INCH  
R3 1034 - 1039 5MIN/INCH  
R4 1040 - 1046 6MIN/INCH  
R5 1047 - 1053 6MIN/INCH  
PH2 - 24' DEEP  
R1 1054 - 1059 6MIN/INCH  
R2 1060 - 1064 7MIN/INCH  
R3 1065 - 1070 7MIN/INCH  
R4 1071 - 1076 7MIN/INCH  
R5 1077 - 1082 7MIN/INCH

DEEP PIT DATA: APRIL 26, 2005  
DP1 - 7'-0" DEEP  
0' - 4" TOPSOIL  
4'-84" FINE BROWN SAND  
NO BEDROCK OR GROUNDWATER ENCOUNTERED  
DP2 - 7'-0" DEEP  
0' - 4" TOPSOIL  
4'-84" FINE BROWN SAND  
NO BEDROCK OR GROUNDWATER ENCOUNTERED

LOT #3  
1. NO. OF BEDROOMS - 4  
2. DAILY FLOW - 520 G.P.D.  
3. SEPTIC TANK CAPACITY - 1,250 GAL.  
4. STABILIZED PERCOLATION RATE - 12MIN/INCH  
5. L.F. ABSORPTION FIELD - 325 L.F. REQ'D  
360 L.F. PROV'D

PERCOLATION DATA: APRIL 21, 2005  
PH1 - 28' DEEP  
R1 1041 - 1045 4MIN/INCH  
R2 1046 - 1050 4MIN/INCH  
R3 1051 - 1055 4MIN/INCH  
R4 1056 - 1060 4MIN/INCH  
R5 1061 - 1065 4MIN/INCH  
PH2 - 24' DEEP  
R1 1066 - 1070 4MIN/INCH  
R2 1071 - 1075 4MIN/INCH  
R3 1076 - 1080 4MIN/INCH  
R4 1081 - 1085 4MIN/INCH  
R5 1086 - 1090 4MIN/INCH

DEEP PIT DATA: APRIL 26, 2005  
DP1 - 7'-0" DEEP  
0' - 8" TOPSOIL  
8'-84" FINE BROWN SAND  
NO BEDROCK OR GROUNDWATER ENCOUNTERED  
DP2 - 7'-0" DEEP  
0' - 10" TOPSOIL  
10'-84" FINE BROWN SAND  
NO BEDROCK OR GROUNDWATER ENCOUNTERED

LOT #4  
1. NO. OF BEDROOMS - 4  
2. DAILY FLOW - 520 G.P.D.  
3. SEPTIC TANK CAPACITY - 1,250 GAL.  
4. STABILIZED PERCOLATION RATE - 12MIN/INCH  
5. L.F. ABSORPTION FIELD - 325 L.F. REQ'D  
360 L.F. PROV'D

PERCOLATION DATA: APRIL 21 & 22, 2005  
PH1 - 28' DEEP  
R1 511 - 514 3MIN/INCH  
R2 515 - 518 3MIN/INCH  
R3 519 - 523 4MIN/INCH  
R4 524 - 529 5MIN/INCH  
R5 530 - 535 5MIN/INCH  
PH2 - 24' DEEP  
R1 930 - 937 7MIN/INCH  
R2 938 - 946 8MIN/INCH  
R3 947 - 955 8MIN/INCH  
R4 956 - 1005 9MIN/INCH  
R5 1006 - 1015 9MIN/INCH

DEEP PIT DATA: APRIL 26, 2005  
DP1 - 7'-0" DEEP  
0' - 8" TOPSOIL  
8'-84" BROWN SAND W/ SILT  
NO BEDROCK OR GROUNDWATER ENCOUNTERED  
DP2 - 7'-0" DEEP  
0' - 10" TOPSOIL  
10'-84" BROWN SAND W/ SILT  
NO BEDROCK OR GROUNDWATER ENCOUNTERED

LOT #5  
EXISTING LOT

NOTE:  
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LAW.

DATE ISSUANCE BY

9-06-05 PLANNING BOARD COMMENTS PVC  
6-22-05 WORKSHOP COMMENTS PVC  
5-31-05 PLANNING BOARD COMMENTS PVC  
DATE REVISIONS BY

### WITNESSED PERCOLATION DATA: DATE: 5-24-05

LOT #1	LOT #2
PERCOLATION DATA: MAY 25, 2005 PH3 - 24' DEEP R1 918 - 920 2MIN/INCH R2 921 - 924 3MIN/INCH R3 925 - 928 3MIN/INCH PH2 - 30' DEEP R1 907 - 908 1MIN/INCH R2 909 - 910 1MIN/INCH R3 911 - 912 1MIN/INCH R4 913 - 914 1MIN/INCH	PERCOLATION DATA: MAY 25, 2005 PH3 - 24' DEEP R1 1020 - 1021 1MIN/INCH R2 1022 - 1023 1MIN/INCH R3 1024 - 1025 1MIN/INCH PH2 - 24' DEEP R1 932 - 936 4MIN/INCH R2 937 - 943 6MIN/INCH R3 944 - 950 6MIN/INCH

### WITNESSED DEEP TEST DATA: DATE: 6-27-05

LOT #1	LOT #2
DEEP TEST DATA: JUNE 27, 2005 DP3 - 6'-0" DEEP 0'-6" TOPSOIL 6'-72" BROWN SAND W/ SILT NO BEDROCK OR GROUNDWATER ENCOUNTERED	DEEP TEST DATA: JUNE 27, 2005 DP3 - 6'-0" DEEP 0'-6" TOPSOIL 6'-72" BROWN SAND W/ SILT & SMALL STONES NO BEDROCK OR GROUNDWATER ENCOUNTERED
LOT #3	LOT #4
DEEP TEST DATA: JUNE 27, 2005 DP3 - 6'-0" DEEP 0'-8" TOPSOIL 6'-72" BROWN SAND W/ SILT & SMALL STONES NO BEDROCK OR GROUNDWATER ENCOUNTERED	DEEP TEST DATA: JUNE 27, 2005 DP3 - 6'-0" DEEP 0'-6" TOPSOIL 6'-72" BROWN SAND W/ SILT NO BEDROCK OR GROUNDWATER ENCOUNTERED

### OWNER & APPLICANT:

ROSALIE CERIALE & FRED BUCK  
3 CARPENTER ROAD  
ROCK TAVERN, N.Y. 12575

### TOWN CERTIFICATION

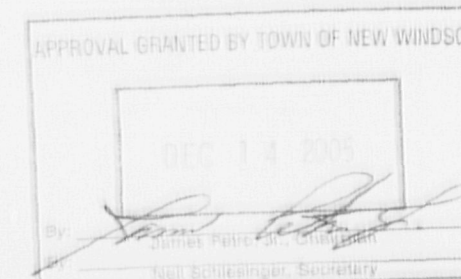
I HEREBY CERTIFY TO THE TOWN OF NEW WINDSOR THAT THE SEWERAGE SYSTEM DEPICTED ON THIS PLAT HAS BEEN DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE PUBLIC HEALTH LAW AND ALL REGULATIONS PROMULGATED THEREUNDER.

### COUNTY CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

### APPROVAL BOX:

TOWN OF NEW WINDSOR



CUOMO ENGINEERING  
SHEET TITLE: ENLARGED MINOR SUBDIVISION PLAN  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063

SHADY DELL SUB.  
MT. AIRY ROAD



DATE: MARCH 2005

DRAWN BY: P.V.C.

CHECKED BY: P.V.C.

SCALE: AS SHOWN

PROJECT NO.: 05014

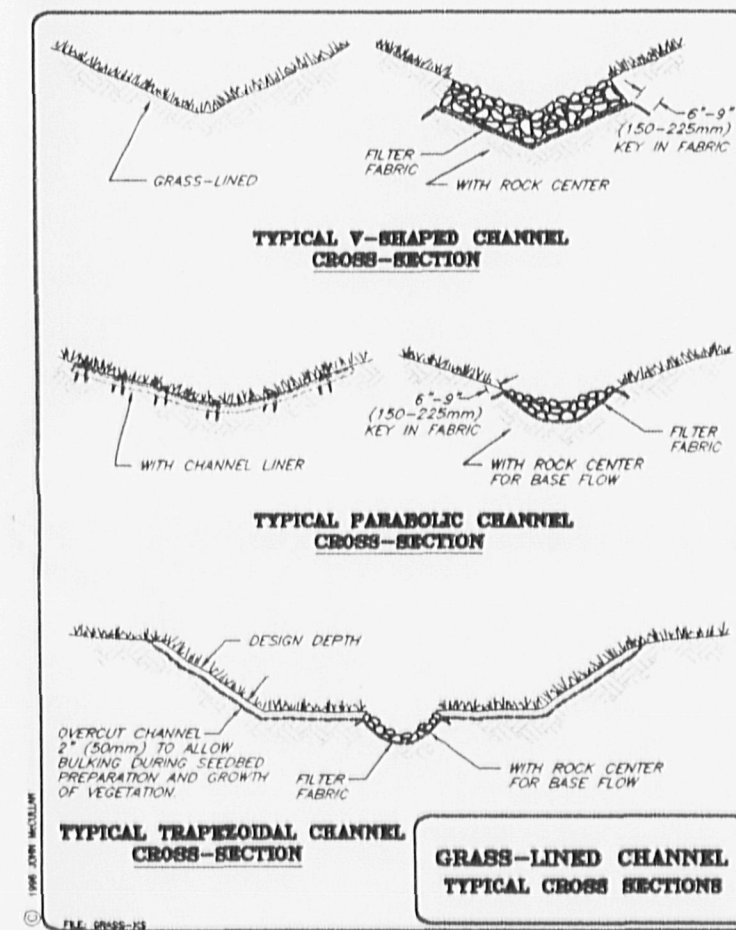
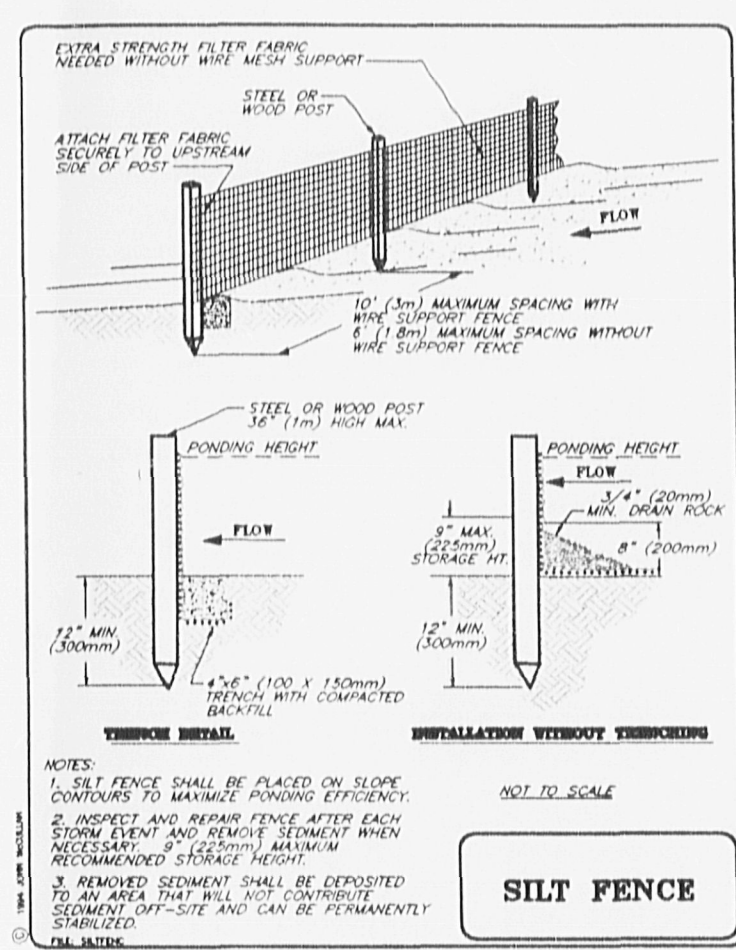
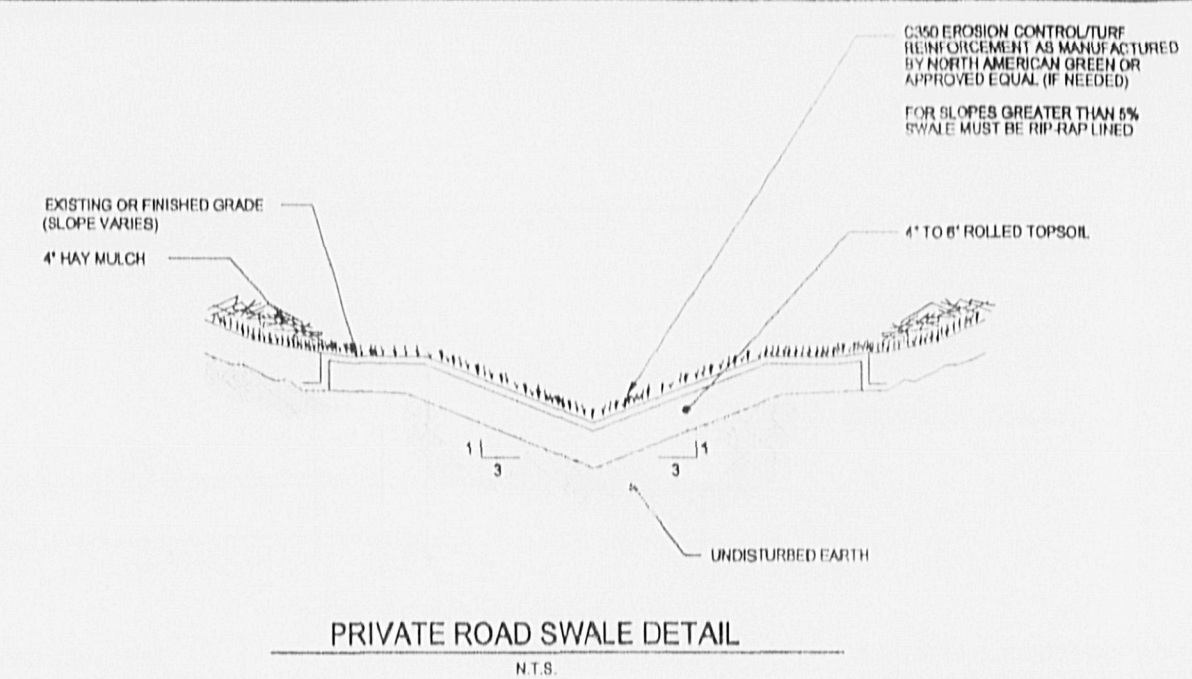
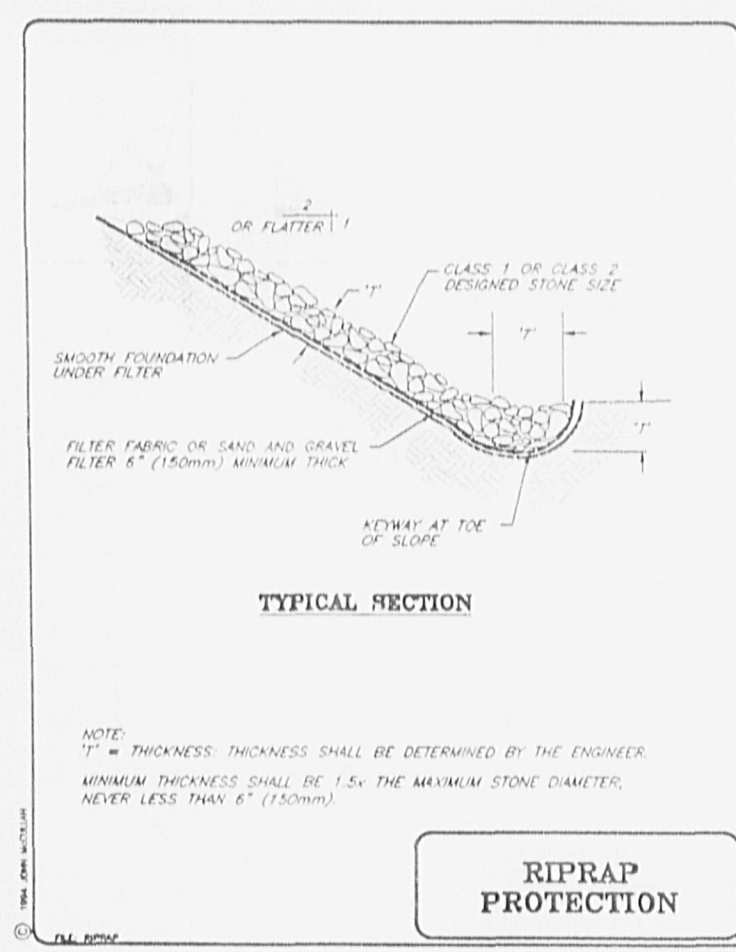
SD-2

SHEET 2 OF 4

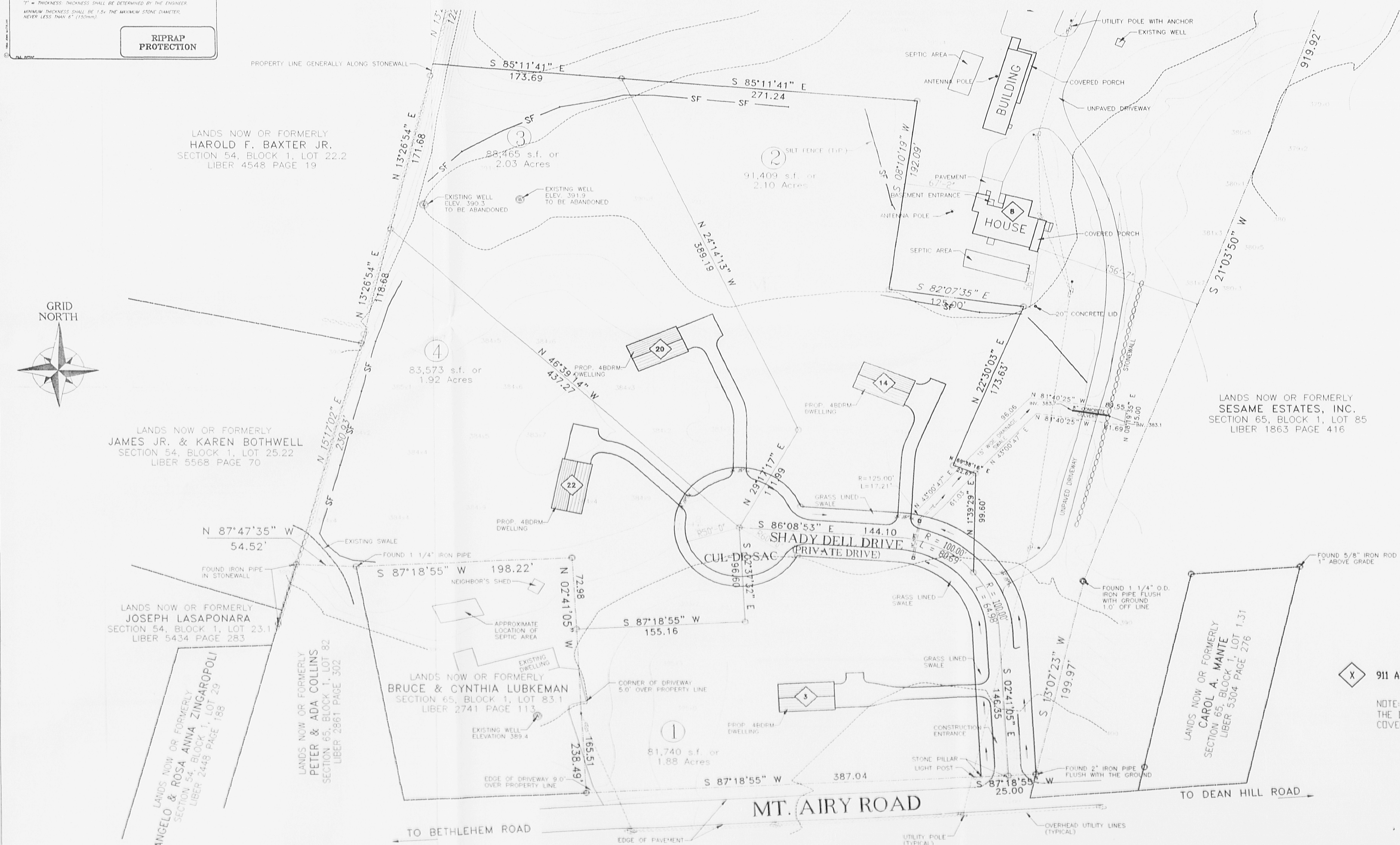


SUBDIVISION PLAN





SEDIMENT & EROSION CONTROL LEGEND			
NO.	SYMBOL	DESCRIPTION	STATUS
1	[Symbol]	CONSTRUCTION ENTRANCE	TEMPORARY
2	[Symbol]	SILT FENCE	TEMPORARY
3	[Symbol]	DIVERSION SWALE	TEMPORARY
4	[Symbol]	TOPSOIL STOCKPILE AREA	TEMPORARY
5	[Symbol]	RIPRAP OUTLET PROTECTION VELOCITY DISSIPATION DEVICE	PERMANENT
6	[Symbol]	SWALE BEDMENT TRAP	TEMPORARY
7	[Symbol]	SILT BACK @ CATCH BASIN (OR YARD DRAIN)	TEMPORARY
8	[Symbol]	EROSION CONTROL BLANKET	TEMPORARY
9	[Symbol]	HAYBALE/SILT FENCE	TEMPORARY
10	[Symbol]	CONSTRUCTION FENCE	TEMPORARY

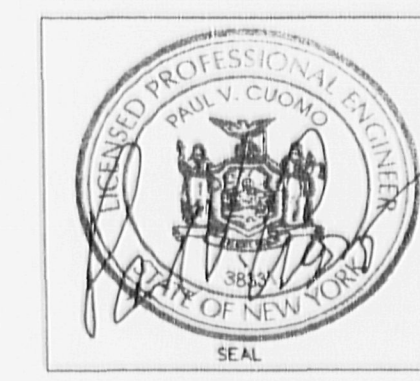


ENLARGED FROSION CONTROL/ SWPPP PLAN  
SCALE: 1" = 50'

NOTE:  
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UNAUTHORIZED ALTERATION  
TO THIS PLAN IS A VIOLATION  
OF SECTION 7209(2) OF THE  
NEW YORK STATE EDUCATION  
LAW.

DATE	ISSUANCE	BY
9-06-05	PLANNING BOARD COMMENTS	PVC
6-22-05	WORKSHOP COMMENTS	PVC
5-31-05	PLANNING BOARD COMMENTS	PVC
DATE	REVISIONS	BY

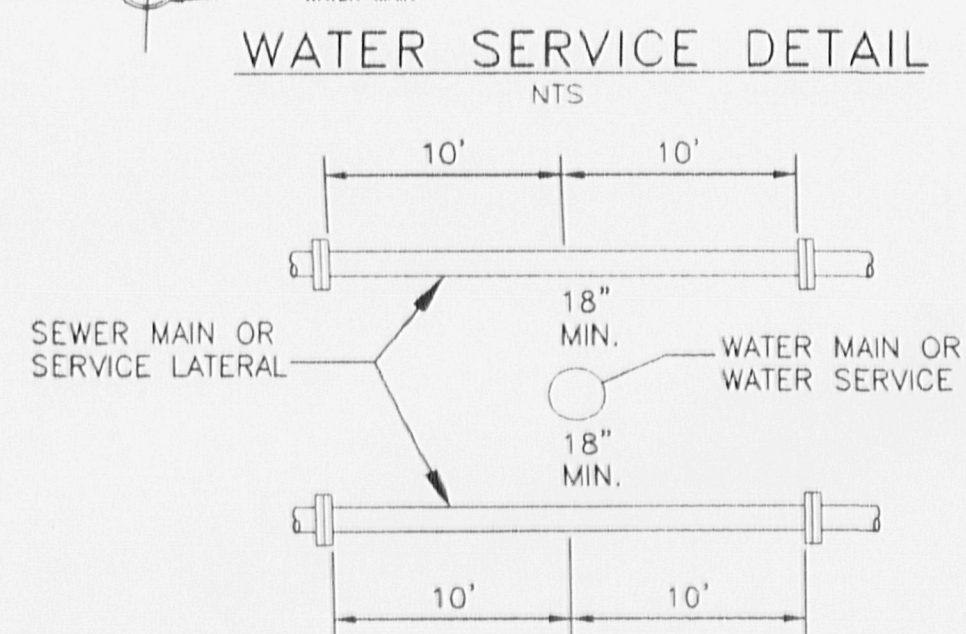
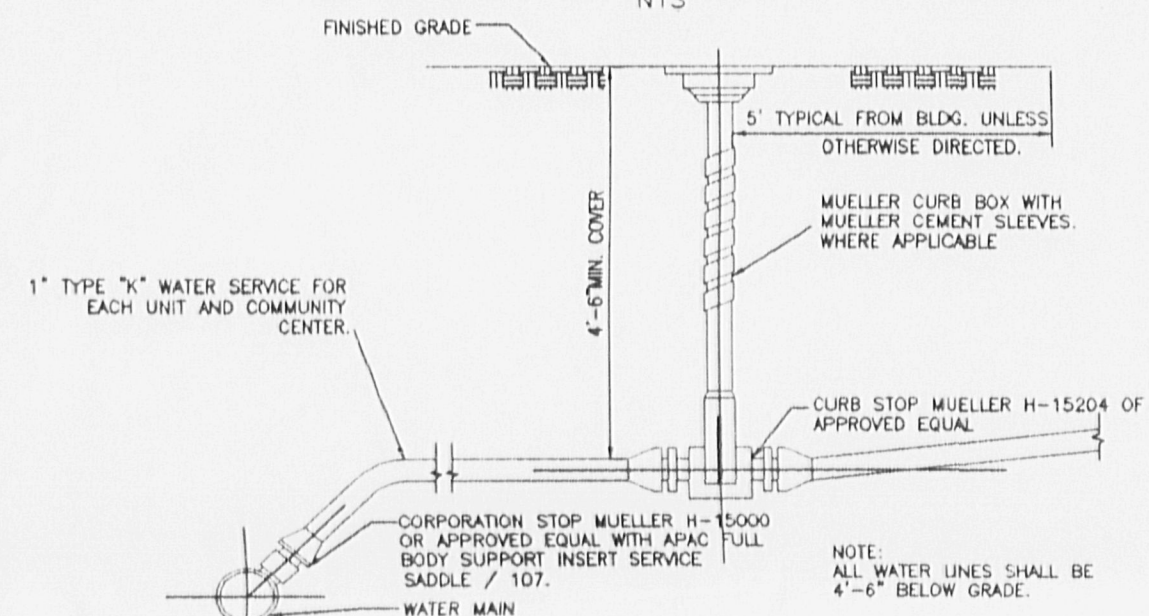
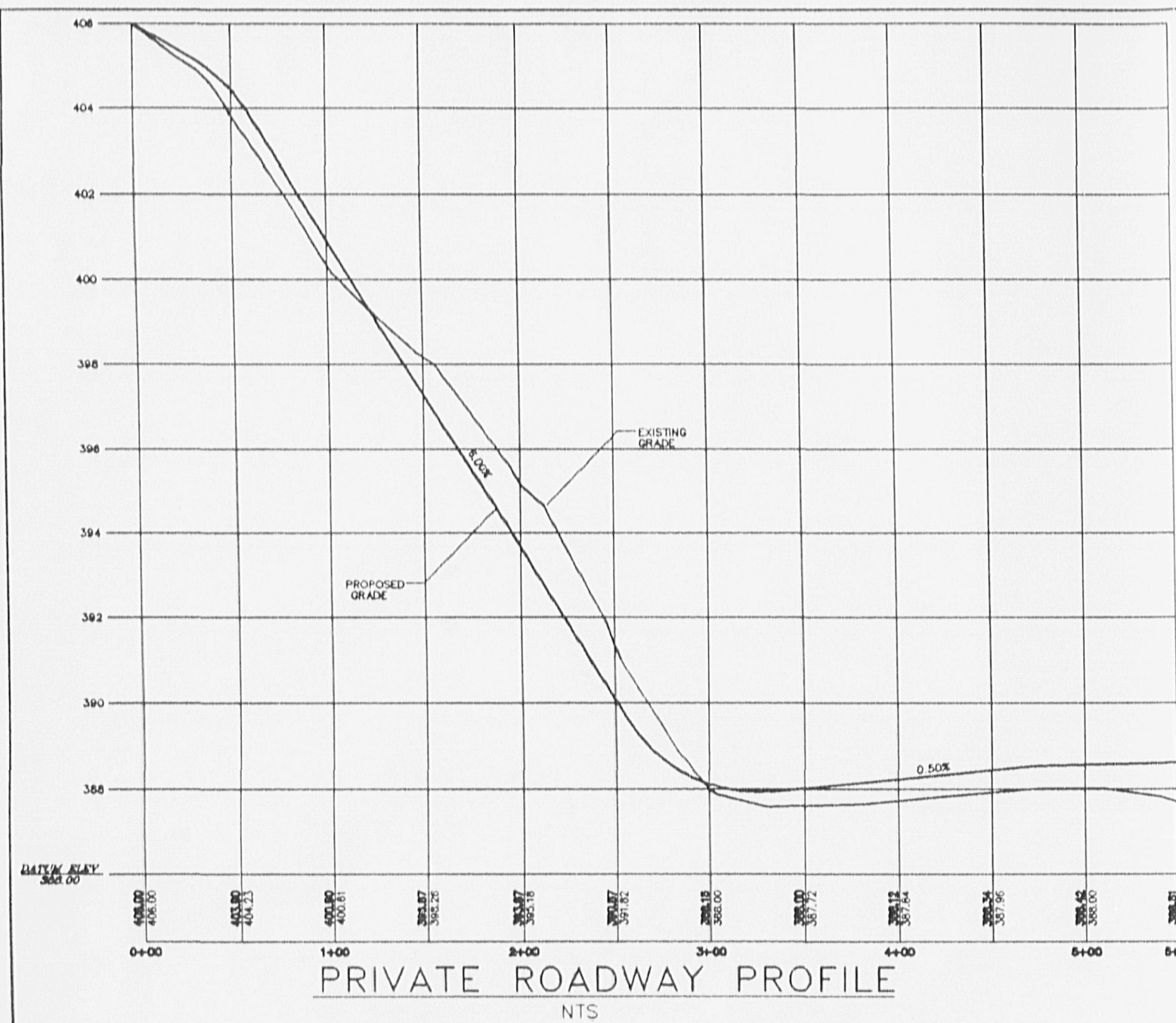
**CUOMO ENGINEERING**  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063  
PROJECT TITLE: SHADY DELL SUB.  
SHEET TITLE: ENLARGED MINOR SUBDIVISION / SWPP PLAN  
MT. AIRY ROAD



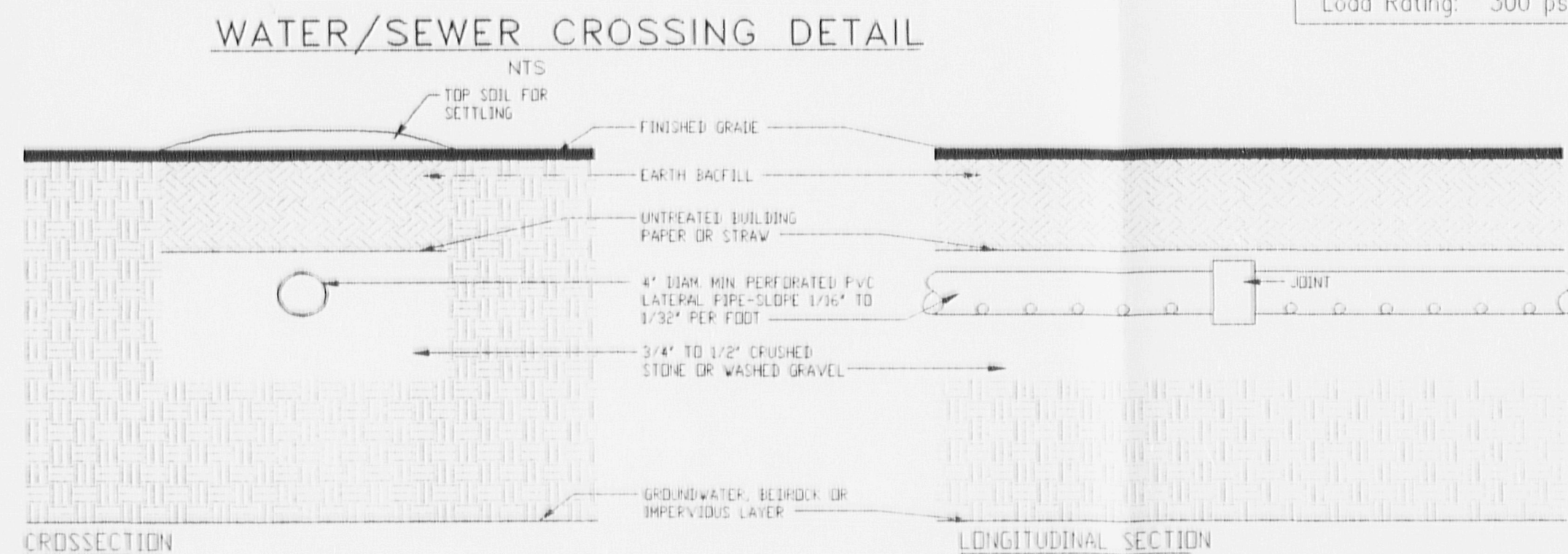
DATE	MARCH 2005
DRAWN BY:	P.V.C.
CHECKED BY:	P.V.C.
SCALE:	AS SHOWN
PROJECT NO:	05014
SHEET	3 OF 4

APPROVAL BOX: TOWN OF NEW WINDSOR  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
DES: 1-1-2005  
BY: [Signature]  
Title: [Signature]





NOTE:  
WHEN SEWER LINES CROSS ABOVE WATER LINES, THE SEWER LINES SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR THE ENTIRE LENGTH, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING. IN ADDITION, WATER LINE JOINTS SHALL BE AT LEAST TEN FEET FROM THE POINT OF CROSSING.

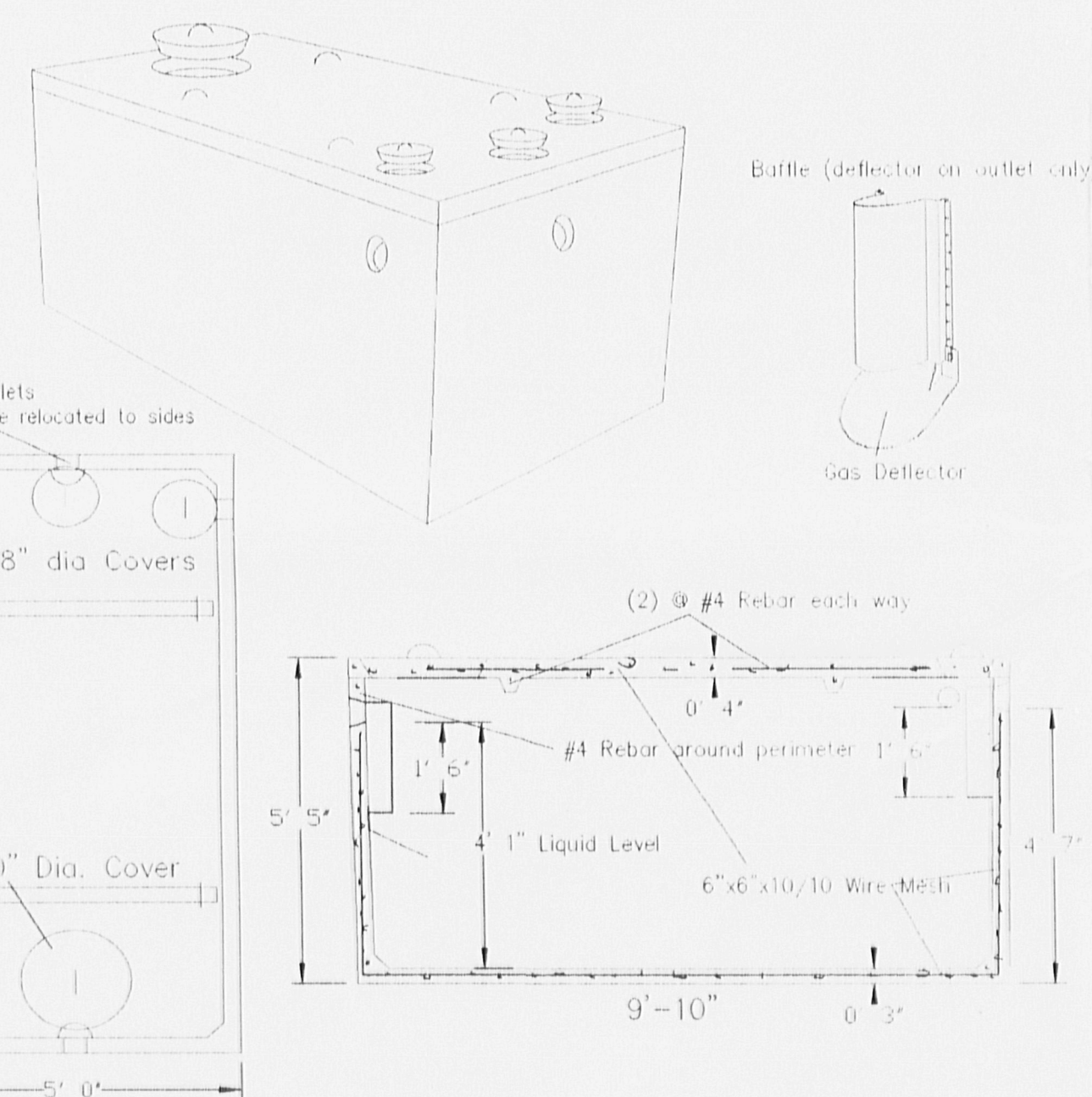
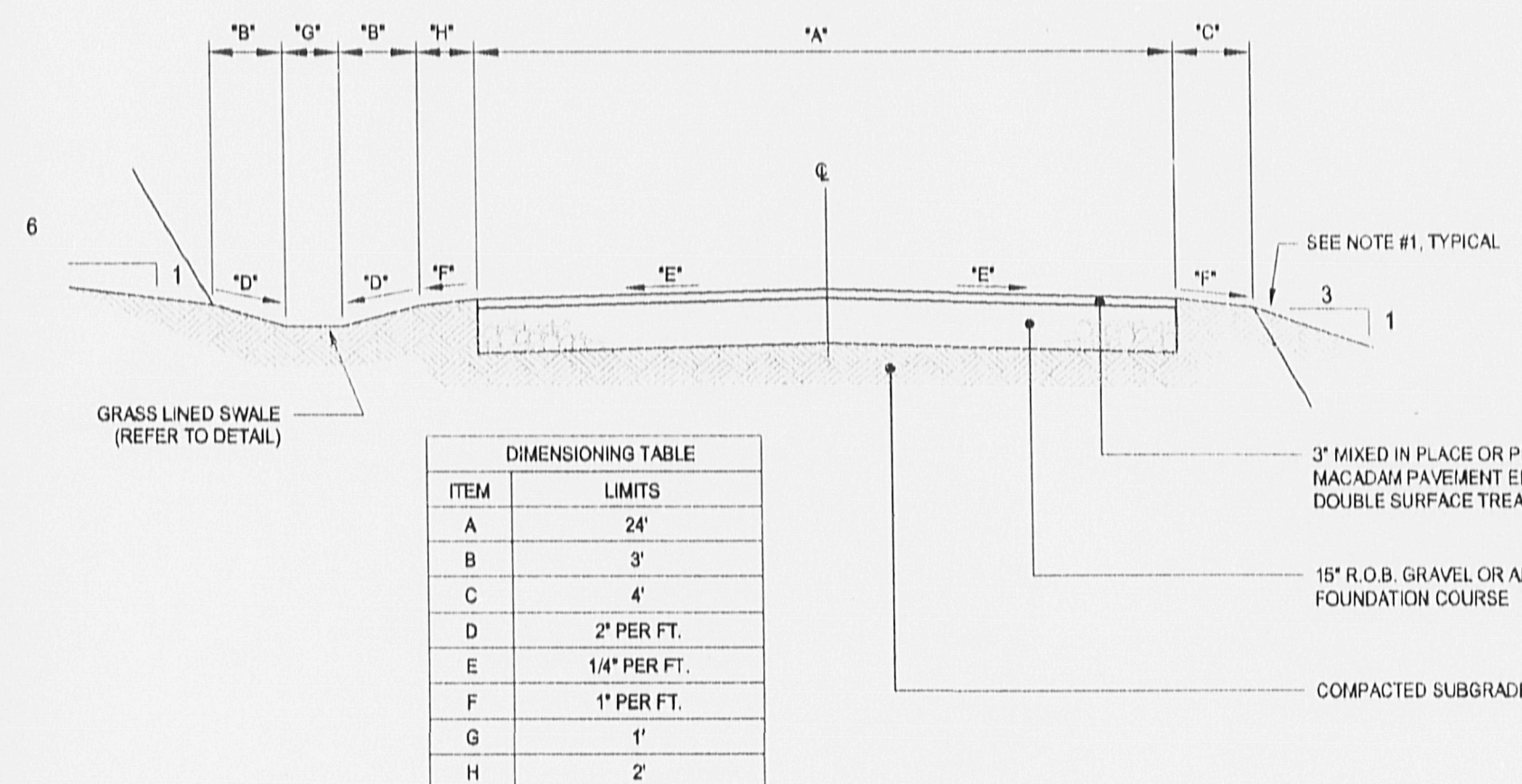


## CROSSECTION

### ABSORPTION TRENCH DETAILS

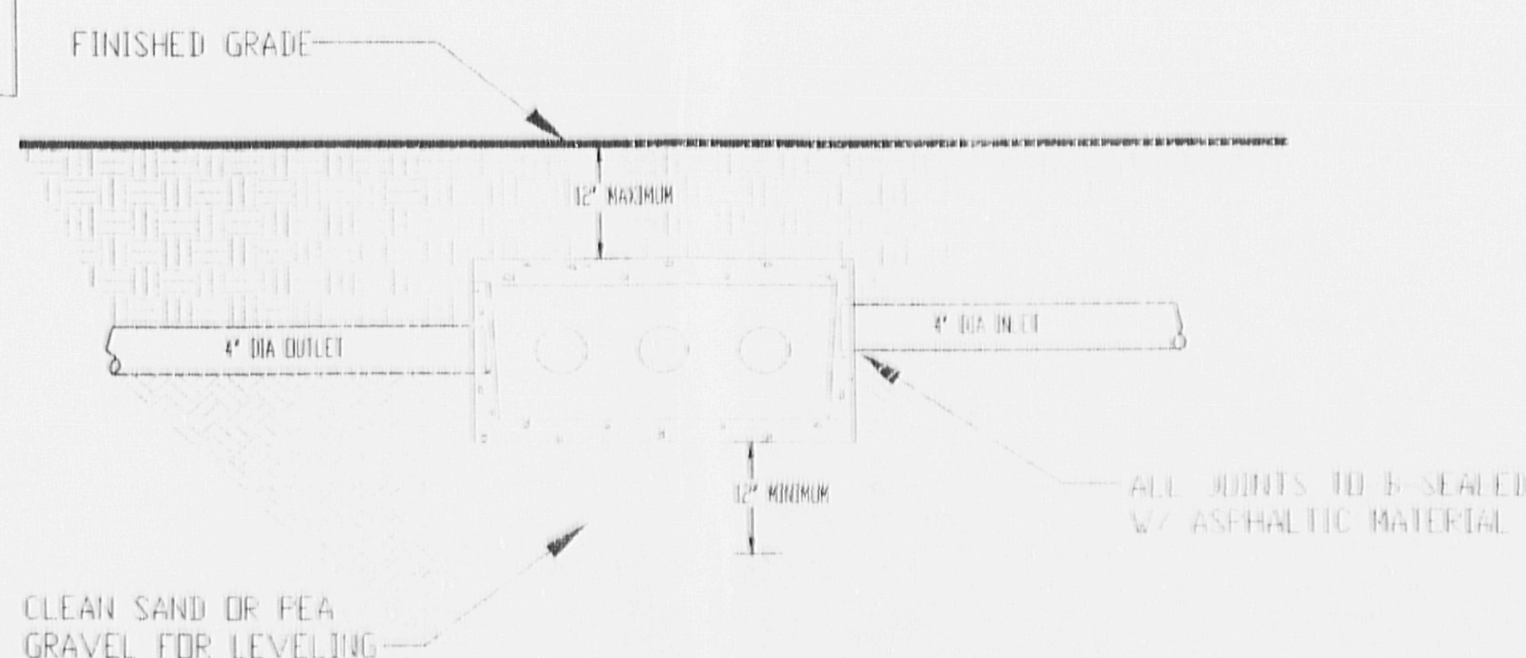
SCALE: 1"=1'-0"

NOTES:  
1. SIDE SLOPES TO BE STABILIZED WITH AN APPROVED METHOD AS SPECIFIED BY THE ENGINEER.  
2. ALL DEPTHS ARE AS MEASURED AFTER COMPACTION



SPECIFICATIONS		PRECAST SEPTIC TANKS
Concrete Minimum Strength:	4,000 psi at 28 days	MODEL ST-1250 / 1250 GALLONS
Reinforcement:	6"x6"x10ga. Wire Mesh, #4 Rebar	
Air Entrainment:	5%	
Construction Joint:	Butyl Rubber Sealant	
Pipe Connection:	Polylok Seal (patented)	
Load Rating:	300 psf Weight = 9,500 lbs	FINISHED GRADE

PRECAST SEPTIC TANKS  
MODEL ST-1250 / 1250 GALLONS



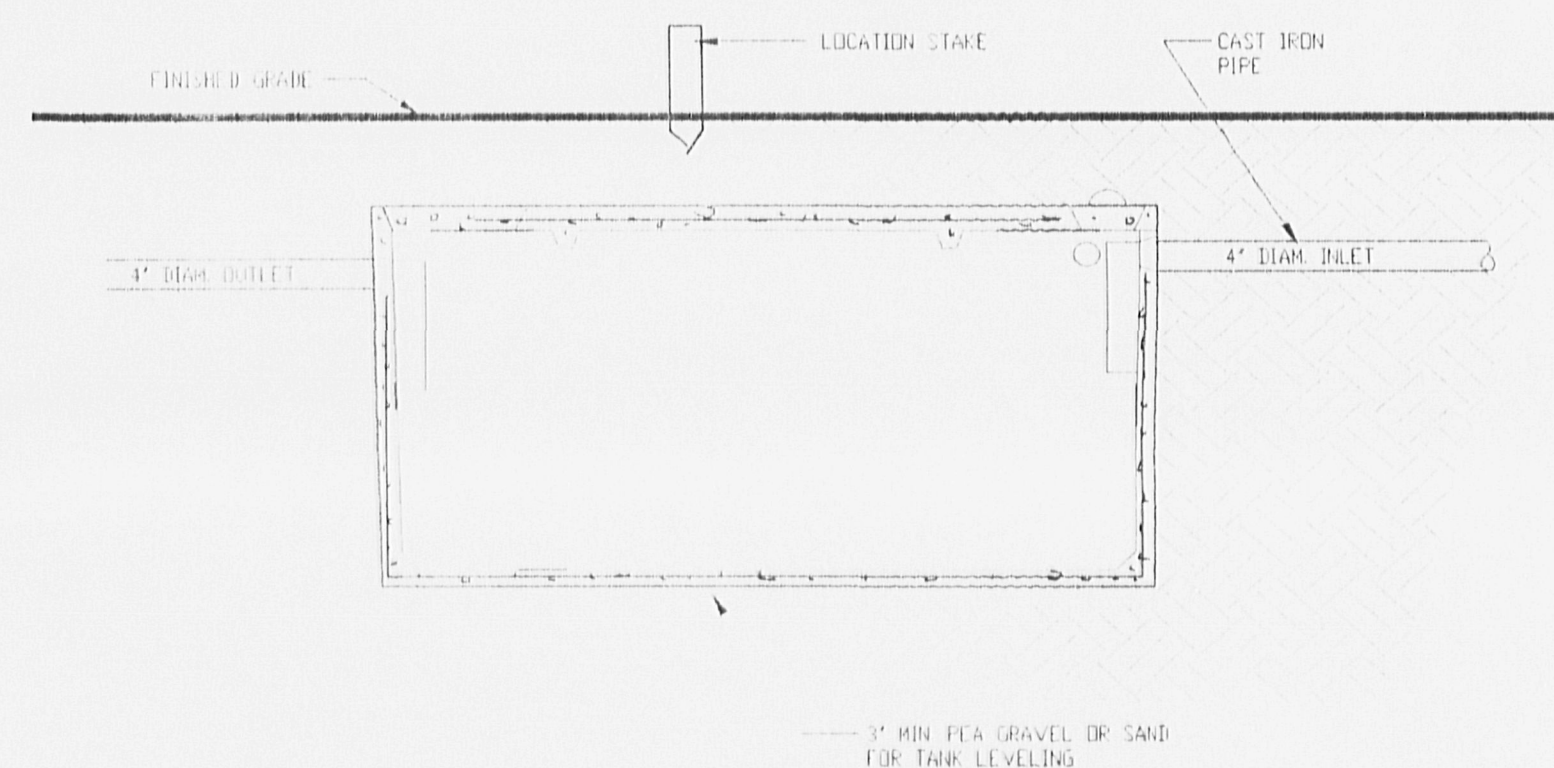
DIST. BOX INSTALLATION DETAIL

N.T.S.

### REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENT

System Components	Well or Surface Line		To Stream, Low Watercourse or Wetland		Property Line	Drainage Ditch
	25' or Less	25' or More	25'	25'	10'	10'
House Sewer (Watertight Joint)	25'	25'	25'	25'	10'	-
Septic Tank	50'	50'	50'	50'	10'	10'
Effluent Line to Distribution Box	50'	50'	50'	50'	10'	10'
Distribution Box	100'	100'	100'	100'	10'	20'
Absorption Field	100' x 60'	100'	100'	20'	10'	50'
Seepage Pit	150' x 60'	100'	100'	20'	10'	50'
Dry Well (Hole and Footing)	50'	25'	25'	20'	10'	10'
Paired or Round Sys.	100' x 60'	100'	100'	20'	10'	50'
Intermittent Sand Filter	100' x 60'	100'	100'	20'	10'	50'
Evapotranspiration- Absorption System	100' x 60'	50'	50'	20'	10'	50'
Composter	50'	50'	50'	20'	10'	10'
Sanitary Seepage Pit	100'	50'	50'	20'	10'	20'
Privy, Watertight Vault	50'	50'	50'	20'	10'	20'

(6) WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL.



<p>SPECIFICATIONS</p> <p>Concrete Minimum Strength: 4,000 psi at 28 days</p> <p>Reinforcement: Fiber</p> <p>Air Entrained: 5%</p> <p>Joint Compound: Polycol Seal (patented)</p> <p>Load Rating: 5,000 lbs. Weight = 290 lbs.</p>	<p>PREFAB DISTRIBUTION BOXES</p> <p>MODEL DB-9 / 8 OUTLET BOX</p> <p>Woodard's Concrete Products, Inc.</p> <p>629 Lynch Road, Buffalo, NY 10615</p> <p>(716) 361-3471 / Fax 361-1050</p> <p>Page 5B</p>
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10B-9 DISTRIBUTION BOX DETAIL NOTES:

1. THE OUTLETS MUST BE USED IN A MANNER THAT ALLOWS THE EXPANSION AREA TO BE ACCESSED, WHEN NEEDED WITHOUT DISTURBANCE OF EXISTING PIPING.
2. ALL OUTLET INVERTS MUST BE SET AT THE SAME ELEVATION.
3. FLOW EQUALIZERS ARE REQUIRED IN ALL OUTLETS.


GENERAL NOTES:

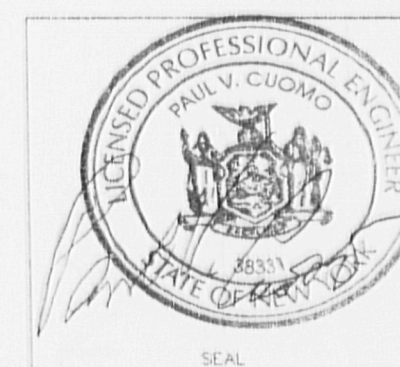
1. ALL WORK IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A L.C. PROF. ENGINEER.
2. ALL MATERIALS USED IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM ARE TO BE APPROVED BY THE GOVT AGENCIES HAVING JURISDICTION AND THE SUPERVISING ENGINEER.
3. UTILIZE PRECAST CONCRETE SEPTIC TANK ONLY.
4. DISTRIBUTION BOX SHALL BE CONCRETE.
5. 4" SOLID TIGHT JOINT PIPE SHALL BE USED BETWEEN SEPTIC TANK AND POINT OF DISTRIBUTION.
6. 4" PERFORATED PIPE SHALL BE LAID WITH PERFORATIONS TO SIDE OF DITCH DOWNWARD.
7. ALL SEWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MIN. SLOPES:  
2% FROM BUILDING TO SEPTIC TANK (1/4"/FT) IN FROM SEPTIC TANK TO DISTRIBUTION BOX (1/8"/FT) AND 5% FOR LEACHING PIPES.
8. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF THE DISPOSAL SYSTEM.
9. DO NOT ALLOW CELLAR, FOOTING AND ROOF DRAINS TO DISCHARGE OVER THE LEACHING FIELD.
10. MINIMUM WELL SEPARATIONS FROM LEACH FIELD: 100' FROM WELLS AT GRADE OR UP SLOPE, 200' FROM WELLS DOWNGRADE.
11. CONTRACTOR INSURE INSTALLATION AS PER SPECIFICATIONS.
12. THERE WILL BE NO REGRADING OR COMPACTING IN THE AREA OF THE PROPOSED TILE FIELD. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TILE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE TILE FIELD AREA BEFORE, DURING OR AFTER CONSTRUCTION.
13. SANITARY FACILITIES ARE NOT TO BE RELOCATED OR REDESIGNED WITHOUT REVIEW BY THE TOWN OF NEW WINDSOR.
14. CONSTRUCTION OF THE SANITARY FACILITIES SHALL BE PERFORMED UNDER THE GUIDANCE OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN NEW YORK STATE. CERTIFICATION THAT THE INSTALLATION WAS MADE IN ACCORDANCE WITH APPROVED PLANS WILL BE MADE TO THE ORANGE COUNTY OFFICE OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER. THE CERTIFICATION SHALL INCLUDE THAT THE SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATERTIGHTNESS AND THAT THE TANK WAS INSTALLED IN ACCORDANCE WITH APPENDIX 75-A.
15. NO DRIVEWAY SHALL BE PLACED OVER ANY PORTION OF THE TILE FIELD.
16. TOILETS OR SINKS IN THE BASEMENT MAY REQUIRE SPECIAL DESIGN AND APPROVAL.
17. ANY CHANGE IN DIRECTION OF SOLID TILE SEWAGE PIPE WILL REQUIRE A CLEANOUT.
18. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
19. THERE SHALL BE NO REGRADING, EXCEPT AS SHOWN ON THE APPROVED PLANS, IN THE AREA OF THE ABSORPTION FIELDS.
20. HEAVY EQUIPMENT SHALL BE KEPT OFF THE ARE OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD ARE BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDESIRED COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
21. NO SWIMMING POOLS, DRIVEWAY, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
22. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACOZZI TYPE SPA TUBS OVER 100 GALLONS, OR WATER CONDITIONERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT.
23. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR BOSTING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
24. THE OWNER/APPLICANT SHALL BE PROVIDED A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES. THE OWNER/APPLICANT SHALL ALSO BE ADVISED OF ANY ROUTINE OR SPECIAL MAINTENANCE PROCEDURES THAT MAY BE NECESSARY.
25. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY HEALTH DEPARTMENT AND LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS.
26. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED SANITARY DISPOSAL SYSTEMS AND WELL LOCATIONS AND SHALL SUBMIT \*AS BUILT\* PLANS TO THE TOWN PRIOR TO AN APPLICATION FOR A C.O.D.

NOTE: THIS PLAN IS COPYRIGHTED  
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OF SECTION 7209(2) OF THE  
NEW YORK STATE EDUCATION  
LAW.


DATE	ISSUANCE	BY

9-06-05	PLANNING BOARD COMMENTS	PV
6-22-05	WORKSHOP COMMENTS	PVC
5-31-05	PLANNING BOARD COMMENTS	PVC
DATE	REVISIONS	BY


**CUOMO ENGINEERING**  
 STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063  
 PROJECT TITLE: SHADY DELL SUB. DETAIL SHEET  
 SHEET TITLE: DETAIL SHEET



SCALE: AS SHOWN

PROJECT NO.: 05014

SD-4

SHEET 4 OF 4



